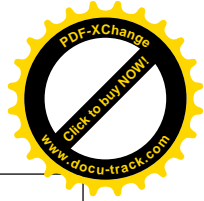


Housing Trust Funds

Lessons from Successful Campaigns

Mary E. Brooks
Housing Trust Fund Project
Center for Community Change
1113 Cougar Court
Frazier Park, CA 93225
661-245-0318
mbrooks@communitychange.org
www.communitychange.org/our-projects/htf



Housing Trust Funds

... advancing how we fund affordable housing

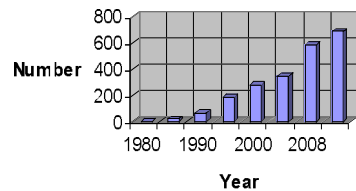
Securing dedicated sources of public revenue.

Committing that revenue to support critical housing needs.



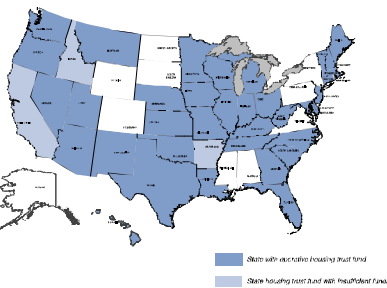
Today ... there are nearly 700 housing trust funds

Growth of Housing Trust Funds



There are 40 states with housing trust funds

Housing Trust Funds collect a combined total of nearly \$1 billion a year to support affordable housing.



The National Housing Trust Fund

All funds go to States. The Governor is to identify an entity to receive funds from the National Housing Trust Fund.

Eligible state designees are:

- The state housing authority or state housing finance agency.
- Housing or community development entities.
- Tribally designated housing entities.
- Any other qualified state entity.

Funds will be allocated by formula. Minimum \$3 million.



For Ohio:
An estimated \$31+ million.

How NHTF Funds Can Be Spent

90% of the funds must be used for the production, preservation, rehabilitation, or operation of rental housing.

Up to 10% can be used for homeownership activities for first time homebuyers.

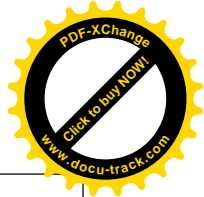
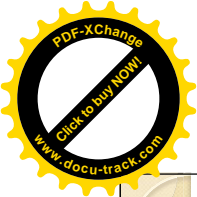
No less than 75% must benefit extremely low income households or households with incomes below the poverty line.



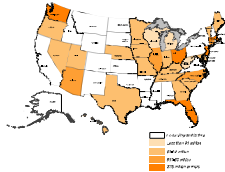
No more than 25% may benefit very low income households.

State Housing Trust Fund Advances in 2009-10

- **Oregon** commits document recording fee = \$15 million/year.
- **New Jersey** passes county homeless enabling legislation with doc recording fees.
- **Wisconsin** passes tax increment financing enabling legislation for localities.
- **Arkansas** creates state housing trust fund.
- **Louisiana** creates housing trust fund revenue source committee.
- **Texas** adds \$10 million to state housing trust fund.
- **New York** introduces a housing investment fund bill.
- **Maine** wins \$30 million housing bond.
- **Washington** increases document recording fee for homeless funds.
- **Washington** adds \$34 million to meet affordable housing needs in the state.
- **Maryland** passes \$2 million housing bond for the state housing trust fund.
- **Massachusetts** introduces bill to strengthen Community Preservation Act.
- **Delaware** wins a supplemental appropriation of \$4.5 million.
- **California** releases \$16.275 million to match local housing trust funds.



State Housing Trust Fund Annual Revenue Reported for 2010



Washington Housing Trust Fund

Supports the construction, acquisition or rehabilitation of 4,500+ units every two years.

Creates rental and home-ownership opportunities in every region of the state for people with incomes below 80% area median income.

Supports special needs housing for clients of state programs and services.

Includes an Operating and Maintenance Fund to support extremely low income housing.



The Fund receives \$100 million from the Capital Budget and other dedicated revenues.

The Washington 2010 Legislative Session

The legislature faced a \$2.8 billion revenue shortfall.

The legislature maintained its historic support of housing programs that work for Washingtonians.

It took all 30 days of the special session to broker a package that balanced the budget (primarily through reductions) but also provided \$800 million in revenue to prevent more devastating cuts.

Advocates stopped a proposed cut of \$39 million to the Housing Trust Fund.



Advocates won:

- \$100 million for the Housing Trust Fund in the capital budget.
- \$34 million from the supplemental budget.

About WLIHA

A statewide housing coalition with 120+ members, founded in 1985. Works in close collaboration with the Washington State Coalition for the Homeless.

WLIHA is seen as "the" statewide champion for housing with members from housing and homeless organizations, funders, service providers, and individual advocates.

The Alliance tells the housing story, advocates for positive policy change, and mobilizes its membership as part of a single housing movement.



In 2010, more than 500 advocates rallied on the steps of the capitol building for the annual Housing and Homelessness Advocacy Day.

How WLIHA Works

Each summer and fall, the Alliance engages in a process to set out a state legislative agenda. The State Legislative Committee is comprised of 31 Alliance members from across the state.

The Alliance developed four key messages used by all advocates.

Each year, the Alliance sponsors an advocates day in the capitol.

During the 2010 legislative sessions, WLIHA empowered advocates to write more than 4,000 emails to legislators.

WLIHA is using the summer to conduct a statewide listening tour.



WLIHA's Four Messages

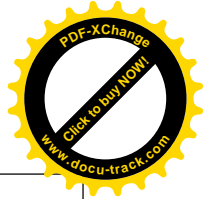
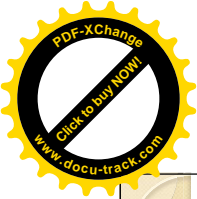
This pdf file is available on WLIHA's website and was handed out to every advocate. Advocates were encouraged to carry wallet-sized versions with them and keep this near their phone.

MESSAGES THAT WORK



We all believe everyone in Washington should have access to a safe, decent, affordable home. This is how we get there.

- Everyone should have the opportunity to live in a safe, decent, affordable home.
- It should be possible for working people to afford housing and still have enough money for the basics like groceries and gas and child care.
- Children deserve a chance to succeed in school and in life, which all begins with their family being able to afford a decent place to live.
- It's better for society, the environment and families if people can afford to live close to where they work.



Why WLIHA Won

- *Strong and persistent advocacy by campaign advocates. Nurturing of a core group of legislative champions recognized as "Housing Heroes" during WLIHA's annual banquet.*

On-going coordination and collaboration between WLIHA and WSCH—marshalling supporters in legislative districts across the state with a single, clear message.

The legislature heard the same message from housing developers, homeless advocates, local governments, service providers, the faith community and business leaders.



Delaware's Housing Development Fund

The Housing Development Fund was created in 1986 and receives approximately \$4 million a year from document recording fee revenues.

The Fund supports:

- An Emergency Mortgage Assistance Program;
- The Step-Up Homeless Rental Subsidy Program;
- Preservation of subsidized multi-family rental housing; and
- The Rural Development Initiative.



Delaware Housing Coalition

The Delaware Housing Coalition was created in 1983 to advocate for safe, decent and affordable housing throughout the state.

The Coalition has 135 members, including individuals, organizations, banks, foundations, and agencies.

DHC is committed to fostering the growth of grass roots constituencies to develop their power, nurture their own problem-solvers and leaders; and work together to change the conditions which prevent them from obtaining housing.



The Delaware 2010 Legislative Session

The state faced \$500+ million budget deficit.

Governor Jack Markell took office in 2008. The Housing Finance Agency also had a new Director.

The Delaware Housing Coalition prepared for the transition with a Gubernatorial forum on affordable housing.

The Coalition sponsored a post-election forum: "Promising Prospects for Housing."

DHC holds an Annual Day for Housing at the state capitol.

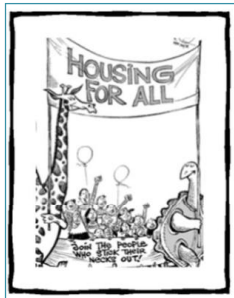


How DHC Works

Nonprofit Housing Agenda: a group of 12-13 organizations working together to raise awareness about affordable housing among policy makers.

Housing Policy Round Table: a broad-based group of advocates, developers, providers, and lenders working to raise issues of adequate planning and funding.

The Housing Advocacy Network for the Diamond State (HANDS) is a Coalition initiative to place affordable housing advocates in all of the state's legislative districts.



DHC's Education Strategy

DHC published its first economic benefit study in 2004.

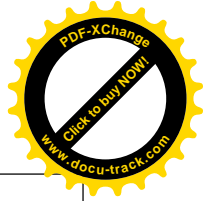
In 2007, DHC started publishing "Who Can Afford to Live in Delaware."

The Coalition's Good Neighborhood Project developed a "fair share measure" to identify where housing is affordable.

The Coalition's "Why Not in My Back Yard," highlights the benefits of affordable housing to communities.

This effort is guided by a nine-member statewide community oversight committee.





Why DHC Won



Long-term advocacy, research and education about the importance of affordable housing to the state.

Advocates set aside differences and worked collaboratively, including combining resources.

Gained support of the Governor and nurtured members of the General Assembly.

Educated legislators about leveraging funds and retaining subsidies.

Persistent theme pushed by a variety of networks and groups.

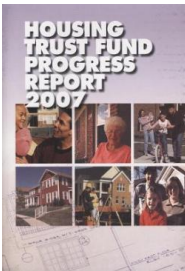
Key lessons to consider

- Creating a consistent message: what's wrong, why it matters, what is the solution.
- Ensuring everyone presents the same unified voice.
- Working persistently from a statewide base.
- Building and sustaining relationships with policy makers.
- Keeping the benefits of investing in affordable homes in the public eye year round.



LET'S KEEP A GOOD THING GOING!

"Housing Trust Fund Progress Report 2007"



Housing trust funds generate nearly \$1 billion annually to support affordable housing throughout the country.

Housing trust funds exist in all but 6 states in the country.

Sign up for our Newsletter

www.communitychange.org/our-projects/hhf

