



HTF: The Housing Trust Fund

YEAR ONE STATE PLANS FOR INVESTING HTF

In 2016, the first \$174 million in national Housing Trust Fund (HTF) dollars were allocated to states to build, preserve, rehabilitate and operate housing affordable to people with the lowest incomes. Because the HTF is operated as a block grant, states have the flexibility to target these resources to address pressing housing challenges. NLIHC analyzed each state's draft allocation plan to provide a clearer understanding of how states will use HTF dollars.

Populations Served

While the HTF is exclusively targeted to people with the lowest incomes, many states have identified specific target populations, including:

- **Seniors.** All 50 states mention addressing the housing needs of vulnerable seniors.
- **People experiencing homelessness.** Half (26) of all states indicate that people experiencing homelessness or at risk of homelessness could benefit from their HTF program; six states would focus solely on homelessness.
- **People with disabilities.** Half (24) of all states indicated that projects serving people with disabilities could benefit from their HTF program; five states would focus solely on housing people with disabilities.
- **Veterans.** Nine states give preferences for serving veterans; two states would use their HTF dollars exclusively for veterans, especially those in rural areas struggling with mental illness or homelessness.
- **Other at-risk populations.** Six states include children aging out of foster care, survivors of domestic violence and sex trafficking, and people transitioning out of incarceration among special needs populations.

Geography

Each state has the authority to determine where to invest HTF dollars. Some states provide preferences for specific underserved communities, including:

- **Rural communities.** Ten states provide preferences or points for affordable homes developed in rural communities.
- **Tribal areas.** Three states have provisions for Native American communities, which often suffer from the worst housing needs in the nation.

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- **Communities with low vacancy rates.** Three states emphasize communities with very tight housing markets in need of additional housing supply.

Key Features

States have broad flexibility in determining which housing developments to support with HTF dollars. Many states will provide consideration for developments with the following features:

- **Environmental Standards.** Seventeen states encourage homes built using sustainable development standards or that include energy conservation/efficiency activities.
- **Access to Essential Services.** Eight states include, as a criteria for selecting a project, homes built near essential services, such as employment, transportation, grocery stores, schools, and community centers.
- **Neighborhood Impact.** Ten states will consider a development's impact on the surrounding neighborhood.
- **Supporting Business Enterprises and Small Businesses.** Seven states either require or encourage developments to contract with and support veteran, minority, and women-owned businesses.

Leveraging Public and Private Resources

- **Federal resources.** Thirty-two states will use their HTF resources with other federal investments, such as the Low Income Housing Tax Credit and HOME program.
- **Non-federal resources.** By law, all states must consider leveraged non-federal resources, such as philanthropic, private, and state and local support, when awarding HTF dollars.

To learn more about how HTF dollars are being used in your state, please visit: <http://nlihc.org/issues/nhtf/state-allocation-plans>.

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