Opening Doors to Homes for All

THE 2016 HOUSING TRUST FUND SURVEY REPORT

HOUSING TRUST FUND PROJECT

CENTER *for* COMMUNITY CHANGE

CONTENTS

1. Overview of Housing Trust Funds 1
Housing Trust Fund Survey of 2016 4
Methodology and Acknowledgments 5

2. State Housing Trust Funds 6
Overview 6
Dedicated Revenue Sources 6
Administration 9
Program Requirements 9

3. City Housing Trust Funds 16
Overview 16
Dedicated Revenue Sources 17
Administration 18
Program Requirements 19

4. County Housing Trust Funds 25
Overview 25
Dedicated Revenue Sources 25
Administration 26
Program Requirements 27

5. State Enabling Legislation for Local Housing Trust Funds .. 33
Enabling a Revenue Source Option for Local Housing Trust Funds......... 33
State Funds to Support Local Housing Trust Funds 37
State Enabling Legislation for Local Housing Trust Funds....................... 39

6. Highlights from Trends in Housing Trust Funds 40
a. Providing Safe Affordable Homes for Extremely Low Income Households 40
b. Preserving the Investment in Affordable Housing 46
c. Responding to the National Call to Address Homelessness 52
d. Addressing Gentrification and Displacement 60
e. Addressing Rural Housing Needs 65
f. Advancing Environmental Goals... 68
g. Highlighting Success.. 76

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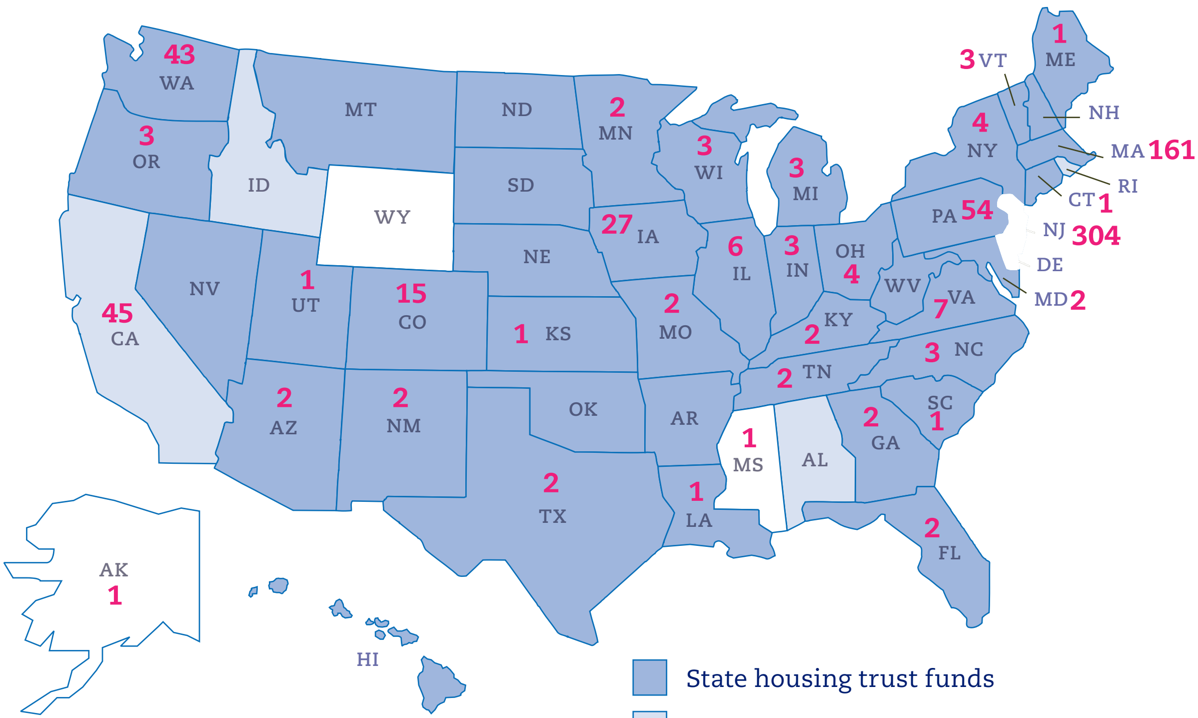
OVERVIEW OF HOUSING TRUST FUNDS

Virtually every state in the country has felt the impact of the housing trust fund movement, either through the success of local or state housing trust funds or being engaged in an effort to create such a fund supported through the dedication of public revenues to provide and sustain affordable housing.

HOUSING TRUST FUNDS 2016



State housing trust funds

State housing trust fund with no funding

25 Number of local housing trust funds

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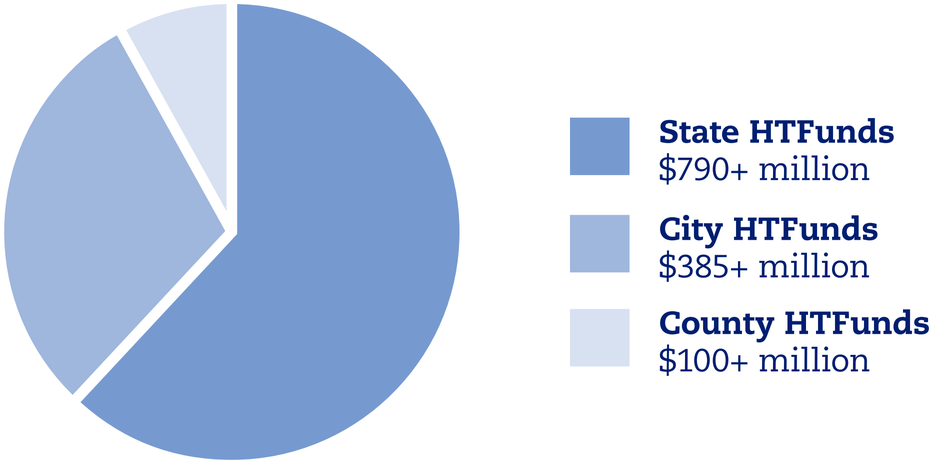
The benefit of housing trust funds can be documented in 49 states, and the District of Columbia. More than 770 housing trust funds in cities, counties and states generate in excess of $1 billion a year to support critical housing needs. New revenue sources and increased revenues collected, after slowing during the recession, contribute to this growth. The expanding reach of housing trust funds across the country underscores the integral role these funds play in the world of affordable housing. They exist because community organizers, housing advocates and elected officials alike have agreed that a permanent stream of revenues for affordable housing should be a public priority. And in 2008, the National Housing Trust Fund was passed and began implementation in 2016, distributing another $174 million to states throughout the country.

Housing trust funds began in the 1970s in California and Maryland, but with campaigns ranging from small communities to extensive statewide efforts, the movement is of sufficient proportion today to shift our perspective—asserting that good affordable housing is fundamental to the health of every community. Campaigns across the country continue to create new housing trust funds and build the resources committed to existing housing trust funds.

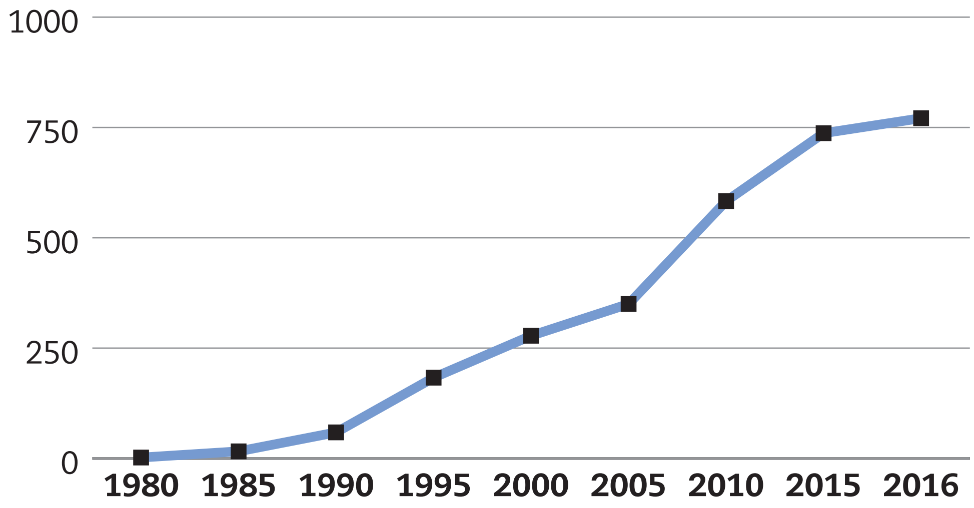
HOUSING TRUST FUNDS REVENUES FY015



Housing trust funds are designed to dedicate public revenues to create a distinct fund supporting affordable housing, yet this model has taken many forms, adjusting to unique opportunities, working with restrictive fiscal laws, and reaching to show what is possible. Hundreds of thousands of citizens have expressed their support for housing trust funds through voting, within faith-based organizations, participating in advocacy campaigns, sitting through arduous council meetings, working on task forces, joining evening and weekend meetings, driving to the capitol again and again, and finding within themselves the voice to make affordable housing a priority. This world belongs to them.

Housing trust funds are established by elected government bodies—at the city, county or state level—when a source or sources of public revenue are dedicated, by ordinance or law, to a distinct fund with the express purpose of providing affordable housing. Ideally the funds are transferred automatically each and every year into the housing trust fund account providing a continuous stream of funding, without going through an appropriation or budgeting process. Ideally, the funds can be used only in accordance with the enabling legislation or ordinance establishing the fund, targeted to serve those housing needs that are most critical. But these ideals are not possible in every situation, legally or politically. The housing trust fund model is just that—a model that defines a new objective for funding affordable housing, enabling the support of needed housing to be a fundamental part of what government does.

GROWTH OF HOUSING TRUST FUNDS



THE HOUSING TRUST FUND SURVEY OF 2016

The Housing Trust Fund Project of the Center for Community Change is pleased to offer this report summarizing our findings from a national survey of housing trust funds completed late in 2015. The report summarizes the characteristics of state, city and county housing trust funds in distinct sections, followed by a description of the progress with state enabling legislation in several states.

In this report, the Housing Trust Fund Project opted to highlight several trends we believe housing trust funds have contributed to the affordable housing field and ones that are important to pay attention to as we advance the role affordable housing plays in our communities. These include:

- Highlighting the success of housing trust funds
- Preserving our investment in affordable housing
- Providing safe affordable homes for extremely low income households
- Preserving neighborhoods
- Addressing rural housing needs
- Ensuring quality energy efficiency
- Addressing homelessness

Housing trust funds, more often than not, evolve over time. Some are capitalized with initial one time funding, others build dedicated revenue as a second step, some continue building revenues adding new dedicated funds. What this report does show is that housing trust funds have established themselves as a sustainable and significant model. They are making a measurable contribution to efforts to redress this country's approach to ensure a fundamental right to a safe affordable place to call home.

Leaders from the Coalition for Nonprofit Housing and Economic Development's Housing for All Campaign celebrate $100 million in funding for Washington, D.C.'s Housing Production Trust Fund. http://h4all.cnhed.org/

Methodology

The 2015 survey of housing trust funds presents information obtained from the administrators of housing trust funds in cities, counties, and states throughout the United States. The Housing Trust Fund Project sent an electronic survey to each administrator asking numerous questions and requesting additional documents and reports regarding their regulations, activities and accomplishments.

Additional research was conducted through the internet, follow-up interviews, and requests for additional materials. The Housing Trust Fund Project received responses from some 173 housing trust funds across the country (nearly 86% of those surveyed). We did not survey directly the hundreds of local housing trust funds created through state enabling legislation in Iowa, Massachusetts, New Jersey, Pennsylvania, and Washington. For these states, we obtained information through the programs established within those states to monitor the development and implementation of these local funds.

The information presented in this report is derived from the survey conducted by the Housing Trust Fund Project in the fall of 2015 and the additional data collected. While the Housing Trust Fund Project believes this information is accurate and true to the survey, the Project recognizes that it is impossible to capture at any given moment an accurate description of what is going on with many housing trust funds. Regardless, this report attempts to reflect the current state of housing trust funds. Any errors in the accuracy of these descriptions belong entirely to the Housing Trust Fund Project.

Acknowledgments

The Housing Trust Fund Project is very grateful for support from these foundations that made this report possible: The Ahmanson Foundation, the Butler Family Fund, and the Oak Foundation.

In addition, the National Resources Defense Council, The National Housing Trust, and Grounded Solutions Network made significant contributions to the analysis of the survey. And thanks to Jay Christian of Jay Christian Design for completing the design of this report.

Thank you for the tremendous accomplishments this report highlights from the dedicated work of housing trust funds across the country.

Mary Brooks
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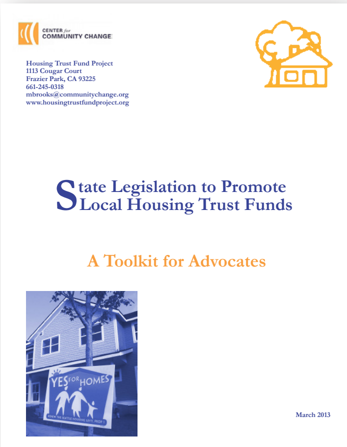
STATE HOUSING TRUST FUNDS

Overview

State housing trust funds have been the backbone of the housing trust fund movement with 47 states and the District of Columbia creating state housing trust funds. Begun in the mid-1980s, these funds have shown resilience and growth. A few states have actually created more than one state housing trust fund, including Connecticut, Illinois, Massachusetts, Nebraska, Oregon, and Washington. Not all have dedicated ongoing sources of revenue and four have yet to place any funds into their state trust funds (Alabama, California, Idaho, and Rhode Island).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State Legislation to Promote Local Housing Trust Funds

A Toolkit for Advocates

March 2013

Several states have passed legislation that enables, encourages or establishes local housing trust funds, including Arizona, Indiana, Massachusetts, New Jersey, Pennsylvania, South Carolina, Washington, and Wisconsin. And Iowa, Florida, Massachusetts, and Washington have state housing trust funds that directly fund or match local housing trust funds. State enabling legislation is described in greater detail elsewhere in this report and in a report on the Housing Trust Fund Project's website. http://housingtrustfundproject.org/wp-content/uploads/2013/03/State-Enabling-htfunds-final.pdf

Dedicated Revenue Sources

State housing trust funds collected more than $790 million for their state housing trust funds in FY2015. Five states reported collecting more than $50 million in FY2015: Florida; New York; New Jersey; Washington, D.C.; and Connecticut. Another five reported collecting more than $20 million: Illinois; Ohio; Massachusetts; Hawaii, and Washington. Five states collected less than $1 million.

The real estate transfer tax (including the documentary stamp tax) remains the most popular dedicated revenue source for state housing trust funds with fifteen states benefitting from this source. Another seven state housing trust funds receive dedicated revenue from document recording fees. Eight states continue to receive appropriations from the state general fund to support their state housing trust funds. Two states operate their state housing trust funds with revenues received from the state housing finance agencies and another two use interest from real estate escrow accounts. Other revenue sources reported from state housing trust funds include: state's Unclaimed Property fund; Smokeless Tobacco tax; Interest on Title Escrow Accounts; Foreclosure filing fees; Public Purpose charge (utility charge); Excise tax for large economic development projects that apply for sales tax refund; state capital budget (bond proceeds); and state income tax contributions—contributors receive a dollar for dollar state tax credit. Three states reported receiving initial capitalization funds but have not received any funds since then and another three states have never put funds into their state housing trust funds.

State housing trust funds reported an average of about $7 dollars leveraged from other public and private sources for every $1 dollar the housing trust fund commits to an activity. The highest reported was a $1:$16+ leverage ratio. A few state housing trust funds reported a less than 1:1 leverage ratio. Eight state housing trust funds reported leveraging, on average, more than $10 dollars for every $1 dollar invested by the trust fund.

State housing trust funds reported an average of about $7 dollars leveraged from other public and private sources for every $1 dollar the housing trust fund commits to an activity.

Reports since the survey show several states bumping up their revenues, including:

- Arizona passed HB2666 which adds all net revenue from the Arizona Housing Finance Authority's single-family mortgage programs to the state housing trust fund.
- Florida increased its commitment to $175 million for the state's William Sadowski Housing Trust Fund for FY2016 and boosted it to $200+ million for FY2017.
- Washington, D.C. dedicated an historic high of $100 million for the Housing Production Trust Fund.
- Hawaii added $40 million in bond revenues to their Rental Housing Trust Fund.
- North Dakota renewed the Housing Incentive Fund tax credit, approving an additional $30 million in credits.
- Pennsylvania dedicated revenue from the future growth in the existing Realty Transfer Tax to the state's housing trust fund: Pennsylvania Housing Affordability and Rehabilitation Enhancement Act (PHARE) and estimates are that this could generate up to $25 million.
- Virginia committed $5.5 million per year for the next two years to the state Virginia Housing Trust Fund.

Glenstone Village Apartments in Tucson, Arizona was funded through the state housing trust fund. Compass Affordable Housing rehabilitated the 72 apartments for very low income persons in recovery. www.compassaffordablehousing.org

State Dedicated Revenue Sources

REAL ESTATE TRANSFER TAXES (OR DOCUMENTARY STAMP TAXES)

Connecticut *(CIA)*
District of Comumbia
Florida
Hawaii
Illinois *(AHTFund)*
Iowa
Maine
Nebraska
New Jersey
Nevada
Pennsylvania
South Carolina
Vermont
West Virginia

DOCUMENT RECORDING FEES

Delaware
Kentucky
Massachusetts (*CPA*)
Missouri
Ohio
Oregon *(General Hsng Acct Program)*
Washington

STATE'S UNCLAIMED PROPERTY FUND

Arizona

NET REVENUE FROM SINGLE FAMILY MORTGAGE PROGRAMS

Arizona

SMOKELESS TOBACCO TAX

Indiana

INTEREST ON TITLE ESCROW ACCOUNTS

Maryland

INTEREST ON REAL ESTATE ESCROW ACCOUNTS

Minnesota
Wisconsin

FORECLOSURE FILING FEES (EXCESS, NOT USED IN ANOTHER STATE PROGRAM)

North Carolina

PUBLIC PURPOSE CHARGE (UTILITY CHARGE)

Oregon
(Housing Development Grant Program)

CONTRACTOR'S EXCISE TAX ON PROJECTS OVER $20 MILLION

South Dakota *(state also guarantees set fund balance)*

STATE BOND REVENUES

Connecticut
Hawaii
Maine
Massachusetts

STATE CAPITAL BUDGET (BOND PROCEEDS)

Washington

STATE INCOME TAX CONTRIBUTIONS

North Dakota

FUNDED THROUGH APPROPRIATION OR GENERAL FUNDS

Colorado
Connecticut *(HTFund)*
Georgia
Kansas
Massachusetts *(AHTFund)*
Michigan
New Hampshire
New Mexico
New York
Tennessee *(THDA funds)*
Texas
Utah
Virginia

INITIAL CAPITALIZATION ONLY

Louisiana
Montana
Oklahoma

NO STATE TAX FUNDS

California
Idaho
Rhode Island

Administration

Slightly more than half of the existing state housing trust funds are administered through the state's housing finance agency. Most of the other state housing trust funds are administered by a state agency or department. The Vermont Housing and Conservation Trust is administered by a quasi-governmental agency and the West Virginia Housing Trust Fund is operated by its own Board and staff. About a third of the state housing trust funds reported they had one to three staff members, but more than ten state housing trust funds indicated they had staff of seven or more. Less than a fourth indicated they had administrative budgets that exceeded $2 million and slightly more than a fourth indicated their budgets were less than $50,000. While there was some correlation between staff size and budget, it was not consistently reported in this way. The majority of state housing trust funds reported administrative costs being covered within the housing trust fund revenues received; next most common was agency or departmental budgets. Administrative costs were capped in about two/thirds of the state housing trust funds at 3%-10% of revenues collected or a dollar limit.

More than two-thirds of the state housing trust funds reported having an Oversight Board or Advisory Committee or both. More than half of the state housing trust funds reported that an annual report on the accomplishments of the housing trust fund was required. Most are available on line.

Program Requirements

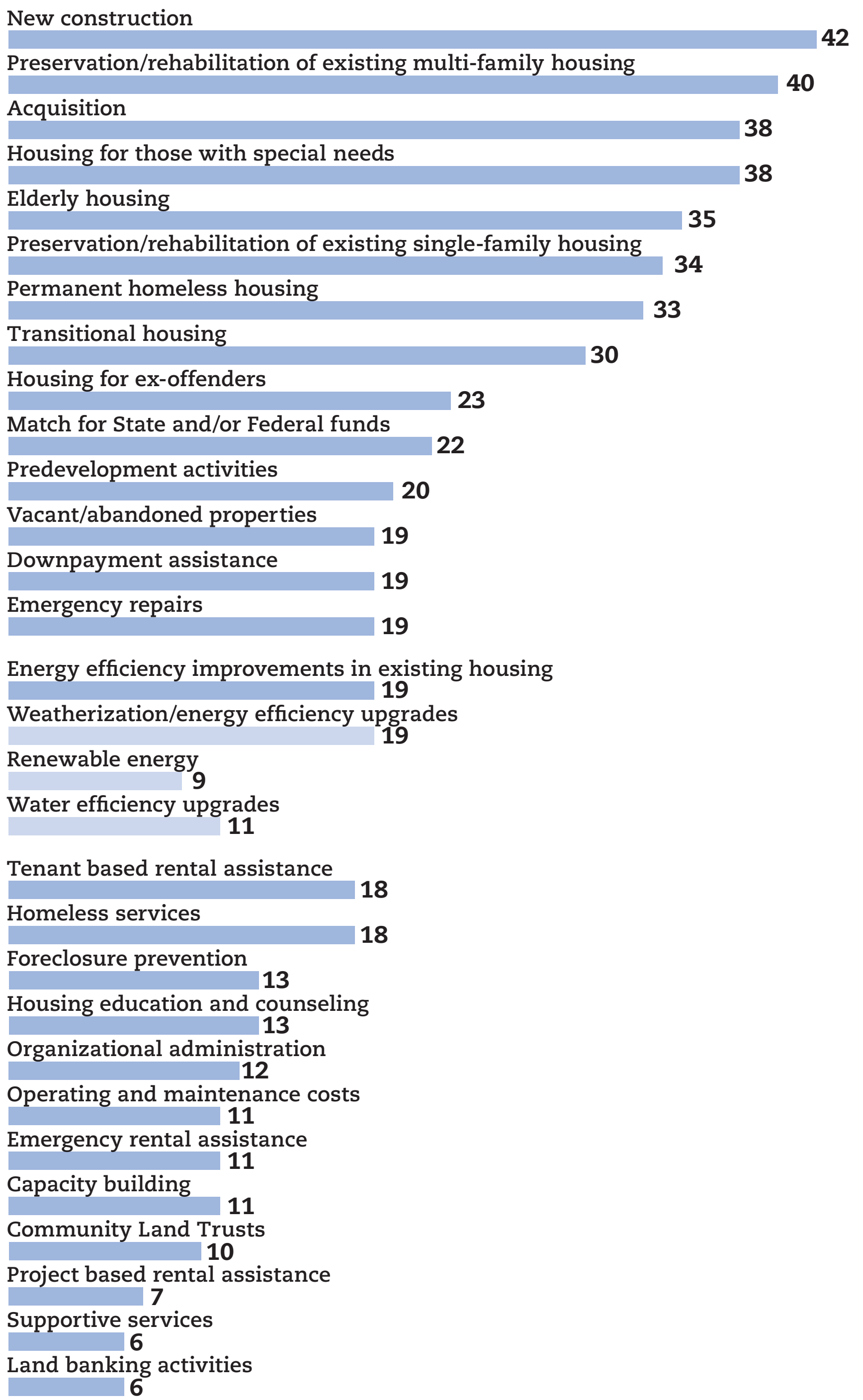
APPLICATION PROCESS: More than half of the state housing trust funds reported offering both loans and grants through the application process. Less than one-fourth provided grants only and fewer than that provided loans only. More than half of the state housing trust funds reported that they make awards through distinct defined programs that have been created as part of the housing trust fund. Less than a third reported using a request for proposal process to make awards and fewer reported the practice of a year-round notice of funding availability. Slightly less than half of the states reporting indicated that they do make funds available outside of the formal application process and most indicated this was primarily used for emergencies. More than half of the states indicated that they attempt to coordinate the application process with other available housing funds, such as HOME, CDBG, etc.

ELIGIBLE APPLICANTS: The survey requested information about who is eligible to receive housing trust fund awards. The respondents listed these in order of most common to least:

- Nonprofit developers
- Units of government
- For-profit developers
- Local housing authorities
- Tribal units of government
- Homebuyers or homeowners
- Renters of landlords

A few states listed homeless service providers as additional eligible applicants. And a couple indicated that other state departments received some funding.

ELIGIBLE ACTIVITIES: The survey requested information about what kinds of eligible activities can be submitted for possible support from the state housing trust fund. The respondents listed these in order of most common to least:

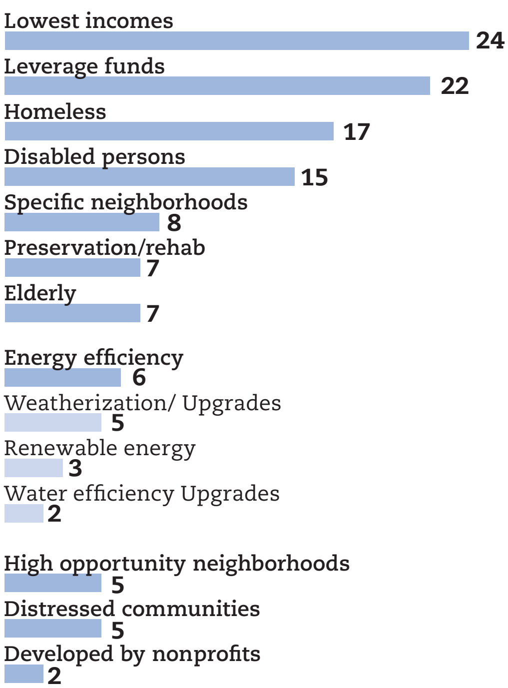


Other eligible activities were listed by some states, including: technical assistance, data collection, infrastructure support, conversion of market rate units to income and rent restricted units, and purchase of existing publicly-owned essential service worker housing by a private entity.

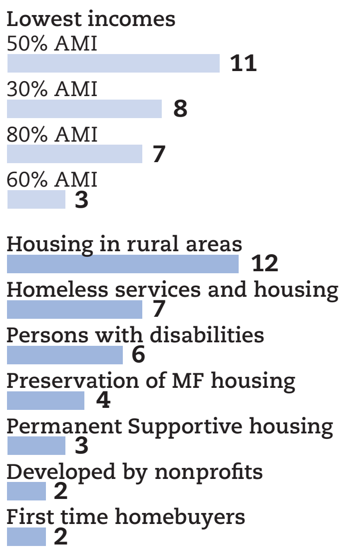
INCOME AFFORDABILITY REQUIREMENTS: While most state housing trust funds reported using affordability requirements for both renter and homeowner housing, no household income limit dominated the responses. The most common was 80% of Area Median Income (AMI) for both renter and homeowner housing. The second most frequent response was that income limits differed for different programs offered through the state housing trust fund. Very few state housing trust funds supported housing targeted to households earning more than 80% AMI. Virtually all of the state respondents indicated there were long term affordability requirements attached to funding of rental properties ranging anywhere from five years to in perpetuity. Fewer, but most, state respondents indicate there were long term affordability requirements attached to funding of homeowner properties, running from five years to in perpetuity. Several states indicated their long term affordability requirements matched federal programs.

PRIORITIES ESTABLISHED FOR THE HOUSING TRUST FUND: Housing trust funds employ a variety of practices for encouraging or prioritizing specific activities funded through the trust fund. This can take place by giving more points to specific activities in the evaluation process for applications to the housing trust funds or through setting aside a specific portion of the trust fund revenues for specific activities. Here is what the states reported with most common to least common:

Extra Review Points



Set-aside of Funds



Texas Housing Trust Fund: *The Amy Young Barrier Removal Program*

The Texas Department of Housing and Community Affairs developed the Amy Young Barrier Removal Program, named in honor of one of the state's most passionate and persuasive advocates for Texans with disabilities, Amy Young. Amy, a public policy analyst with the Texas Council for Developmental Disabilities, passed away in September 2008 after a sudden illness, one year before TDHCA announced the new statewide housing program created in part from recommendations she had pushed for as part of an advocacy policy workgroup.

Amy not only gave shape to the much-needed program, she also urged the Department to offer the program through its state funded Housing Trust Fund (HTF), which provided greater flexibility and fewer regulatory restrictions than federally funded programs, making it an ideal vehicle for this initiative. The Department named its Barrier Removal Program in Amy's honor as the program significantly improves the quality of life for hundreds of Texans with disabilities.

The Amy Young Barrier Removal Program helps finance home modifications that include the addition of handrails and ramps, widening of doors, adjusting countertops and cabinets to appropriate heights, installation of buzzing or flashing devices for persons with visual or hearing impairments, and installation of accessible showers, toilets, and sinks. The Program provides one-time grants for up to $20,000 per home with at least 75 percent of each home's total grant to be used for barrier removal. Up to 25 percent of each home's total grant may be used for health or safety hazard removal, unless otherwise approved by the Department. Funds target qualifying individuals who earn no more than 80 percent of the area median family income. Units of local government, nonprofit organizations, public agencies and Public Housing Authorities can administer the program and funds are allocated across the state to thirteen urban and rural regions. In FY2017, $1,525,963 was devoted to the program from the Texas Housing Trust Fund.

SLS Homes Engaged as one of several general contractors for the TDHCA-funded Amy Young Barrier Removal program. http://www.slsco.com/homes-past-project-experience.html#homes-expo2

Vermont Housing & Conservation Board: *Modular Housing Innovation Project*

For many years, Vermont's housing agencies considered how to replace older, energy inefficient mobile homes with more durable and comfortable models. Following a serious statewide flooding event in 2011 during which several mobile home parks were ravaged, the Vermont Housing & Conservation Board worked with Efficiency Vermont and The High Meadows Fund of the Vermont Community Foundation to address this question.

Today, the Vermont Housing & Conservation Board provides purchase subsidies and technical assistance for the Modular Housing Innovation Project—a new program focused on developing energy efficient modular homes for Vermont homeowners. The homes are being built in Wilder, Vermont by Vermod High Performance Homes. The use of quality construction and materials as well as the latest in highly efficient energy technology provide the homeowner with comfort, value, durability and savings.

Thirty four high-performance, single- and double-wide modular homes have been sold to homeowners in non-profit owned mobile home parks or on private lots throughout the state of Vermont. In addition, two mobile home parks with 27 net-zero-capable VerMod rental units are under development as multi-family rental projects. USDA Rural Development also created a new loan program specifically for puchasers of energy efficient modular homes.

A study conducted while the program was under development showed that by investing in significant energy enhancements, the combined costs of (a higher) mortgage plus (lower) energy costs for a high-performance modular home would be very close to the (lower) mortgage plus (higher) energy costs for a new, traditional mobile home. The high-performance homes are projected to consume less than one third of the energy used by a traditional mobile home and the homes can be net-zero energy users when equipped with solar panels. The use of advanced heat pump technology along with air sealing, insulation and triple glazed windows produce significant energy savings over time, helping to stabilize household budgets.

The purchase price for the homes is approximately $150,000 including a full frost wall foundation, delivery, set up and installation of a 6-7KW solar PV array which will provide for all the energy needs of the home. A public subsidy of a zero interest deferred loan of $35,000 per unit and additional energy efficiency incentives along with the use of the new Rural Development loan bring these homes within reach of moderate-income homebuyers.

Vermont's Modular Housing Innovation project delivers new high performance homes throughout the state. http://www.vhcb.org/mhip/

STATE HOUSING TRUST FUNDS AND REVENUES

STATE	HTFs	ACTIVE REVENUE COMMITMENTS
Alabama	✔	None
Alaska	✖	
Arizona	✔	Unclaimed property fund; 2016 added net revenue from AHFA's single family mortgage programs.
Arkansas	✔	$500,000 appropriation in 2013
California	✔	None
Colorado	✔	NMSettlement funds in 2014
Connecticut	✔ (3)	Document recording fees, interest on real estate escrow accounts, and GO bonds
Delaware	✔	Document recording fees and general appropriations
District of Columbia	✔	Deed recordation and transfer tax; General Fund
Florida	✔	Documentary stamp taxes
Georgia	✔	General funds annually
Hawaii	✔	Real estate conveyance tax and bond revenues
Idaho	✔	None
Illinois	✔ (2)	Real estate transfer tax; document recording fee
Indiana	✔	Smokeless tobacco tax
Iowa	✔	Real estate transfer tax; appropriations
Kansas	✔	Bond and fee revenues
Kentucky	✔	Document recording fees; General Funds
Louisiana	✔	Initial surplus funds only
Maine	✔	Real estate transfer tax; housing bond
Maryland	✔	Interest on title escrow accounts
Massachusetts	✔ (2)	Housing bonds; document recording fees
Michigan	✔	Initial General Fund; NMSettlement funds (2013)
Minnesota	✔	Interest on real estate escrow accounts
Mississippi	✖	

STATE	HTFs	ACTIVE REVENUE COMMITMENTS
Missouri	✔	Document recording fees
Montana	✔	None
Nebraska	✔ (2)	Documentary stamp tax
Nevada	✔	Real estate transfer tax
New Hampshire	✔	NH Housing capital subsidy
New Jersey	✔	Realty transfer tax
New Mexico	✔	Appropriations
New York	✔	General Fund
North Carolina	✔	General Fund; Excess foreclosure filing fees
North Dakota	✔	Tax credit for contributions
Ohio	✔	Document recording fee
Oklahoma	✔	Initial capitalization GFunds
Oregon	✔ (3)	Public purpose charge; document recording fees; interest and fees
Pennsylvania	✔	Growth in realty transfer tax and Marcellus Shale impact fee
Rhode Island	✔	None
South Carolina	✔	Real estate transfer tax
South Dakota	✔	Corporate excise tax and guaranteed set fund balance
Tennessee	✔	THDA funds
Texas	✔	General Fund
Utah	✔	General Fund
Vermont	✔	Real estate transfer tax
Virginia	✔	NMSettlement Funds; General Fund appropriations
Washington	✔ (2)	Capital budget; interest, penalties, repayments; Document recording fees
West Virginia	✔	Real estate transfer tax
Wisconsin	✔	Interest on real estate escrow accounts
Wyoming	✖	

CITY HOUSING TRUST FUNDS

Overview

City housing trust funds exist in at least 35 states and range from major metropolitan areas to towns with less than 20,000 population. The vast majority of local housing trust funds are in states that have passed enabling legislation to encourage or permit cities to create their own local housing trust funds. The variety of state enabling legislation is covered throughout this report, but includes these demonstrations of the potential to spur the creation of city housing trust funds:

- New Jersey tops the chart with nearly 300 jurisdictions collecting developer fees in accordance with the landmark Mount Laurel litigation in which the New Jersey Supreme Court ruled that every municipality has a constitutional obligation to adopt planning and zoning laws that realistically meet present and future housing needs, which technically applies to all jurisdictions throughout New Jersey.
- The Massachusetts Community Preservation Act has inspired the voters of 160 communities to put property tax levies into local funds supporting affordable housing, preservation of open space and historic sites, and development of recreational facilities with matching funds from the state housing fund.
- The Iowa State Housing Trust Fund provides matching funds to encourage local (city, county or regional) housing trust funds and 27 such funds have been created, including three in cities and the remaining ones as county or regional funds.
- California communities have benefitted from the ability to use redevelopment tax increment revenues for affordable housing and some have committed these funds to local htfunds. The state also administers a matching local housing trust fund program funded through bonds approved by the voters.
- Washington allows a town, city or county to approve property tax levies to support affordable housing, when approved by a majority of the voters.
- Indiana and Wisconsin passed legislation identifying a revenue option for local housing trust funds: Wisconsin permits an extension on retired tax increment districts in cities and Indiana permits a document recording fee for a county with a consolidated city that has adopted a htfund (revenues are shared with the state htfund).
- South Carolina passed legislation making it explicit that cities, counties or regions could create htfunds by ordinance.

Dedicated Revenue Sources

City housing trust funds responding to the survey reported collecting more than $200 million in revenues in FY2015. Another $200 million has been tallied as in the coffers of the approved New Jersey municipality funds, but this is as of 2012. Revenue collections ranged from a reported high of $30 million to less than $100,000, with twelve cities collecting more than $5 million in FY2015 (Los Angeles, CA; San Francisco, CA; Seattle, WA: Philadelphia, PA; Cambridge, MA; Boston, MA; Denver, CO; Minneapolis, MN; Chicago, IL; Charlotte, NC; Fremont, CA; and Boulder, CO).

Cities collect dedicated revenues from a variety of sources including: developer fees through inclusionary zoning and impact fees, property taxes, tax increment districts, hotel/motel tax and short term rentals, demolition taxes, recordation taxes, real estate transfer taxes, land sales, and bond revenues. The most commonly dedicated source of public funding for city housing trust funds are developer impact or linkage fees and inclusionary zoning in-lieu fees, followed by property taxes. Close to half of the cities responding indicated their housing trust fund had received initial funds to jumpstart its implementation. Several cities have secured dedicated public funds through a ballot initiative with support from the voters.

Recently, considerable creativity has shown significant advances in securing dedicated revenues for local housing trust funds.

Recently, considerable creativity has shown significant advances in securing dedicated revenues for local housing trust funds. Nashville began the craze around short-term rentals paying equivalent hotel/motel taxes, followed by Portland, OR and others. Richmond, VA will capture expired tax abatements for home rehabilitation loans. Austin, TX has committed property taxes from previously city-owned properties.

On average, city housing trust funds indicated they leveraged $6.00 in additional public and private funds for every $1.00 the trust fund invested in affordable housing activities. The highest leverage ratio reported was $1:$14.

Several new housing trust funds were created in 2015 and into 2016, including: Red Wing, Minnesota (property tax revenues); Jackson, Mississippi; Nashville, Tennessee (Air BnB tax revenue, the sale of public land, and a $10 million General Fund appropriation); and Norfolk, Virginia (General Fund and surplus funds). In addition, funds continue to build in cities with new revenue sources:

- Austin, Texas voted to add all tax revenues being generated by property previously owned by the City to the City's Affordable Housing Trust Fund. Estimates are that this will place more than $68 million into the Fund over the next decade.
- Oakland, California approved a housing impact fee levied on multi-family market-rate developments and added a portion of the transient occupancy tax on short-term rentals to increase revenues for its affordable housing trust fund.

- Boulder, Colorado expanded the City's affordable housing commercial impact fees to work with the City's Community Housing Assistance Program and Affordable Housing Fund.
- Denver, Colorado dedicated new development impact fees and a property tax increase to affordable housing.
- Louisville, Kentucky committed $1.3 million to support an $11 million bond and just added $2.5 million in general fund revenues.
- San Francisco, California voters passed Proposition A, authorizing the City to issue up to $310 million in bonds to fund affordable housing programs.
- New Orleans, Louisiana voted to re-orient its Neighborhood Housing Improvement Fund to its original mission of home improvements and affordable housing efforts.
- Portland, Oregon established an Inclusionary Housing Fund and dedicated a portion of lodging taxes on short-term rentals and revenues from a construction excise tax to the City's Housing Investment Fund.
- Minneapolis, Minnesota allocated $10.5 million to the City's Affordable Housing Trust Fund.
- Portland, Maine passed an inclusionary zoning ordinance with potential payments in-lieu dedicated to the City's Housing Trust Fund.
- Burlington, Vermont allocated increased revenues from the property tax for its Housing Trust Fund.
- Seattle, Washington approved a Mandatory Housing Affordability Commercial program to collect developer fees for the City's Housing Trust Fund for Affordable Housing. And Seattle voters approved a $290 million property tax levy to extend the Housing Levy Fund for another seven years.

Administration

The vast majority of city housing trust funds are administered by a city department or agency. A few city housing trust funds reported using another model, such as being administered by a nonprofit in tandem with city staff or having an appointed oversight body in charge of administration. Most of the city housing trust funds reporting indicated they had one to three staff members with less than $250,000 annual administrative budget. Administrative costs for implementing the housing trust fund were typically supported from housing trust fund revenues, housing trust fund revenues in combination with departmental/agency budgets, or departmental/agency budgets. Around ten percent reported administrative funds coming from the city budget. Close to half reported a cap on funds directed to administrative activities. This cap typically ranged from 5-15%.

Virtually all of the city housing trust funds responding to the survey indicated they had either an oversight Board, an Advisory Committee, or both. And more than half responded that an annual report on the accomplishments of the housing trust fund was required.

Program Requirements

APPLICATION PROCESS: Most city housing trust funds reported providing funds through both grants and loans, although a few indicated they provided only grants or only loans. The most common process for making awards was using a request for proposal (RFP) process with fewer reporting the practice of a year-round notice of funding availability. Several identified that they have created distinct programs through which they issue funding announcements. About half of the cities reporting indicated that they do make funds available outside of the formal application process for something like emergencies. And about two-thirds of the respondents said they attempt to coordinate the application process with other available housing funds, such as HOME, CDBG, etc.

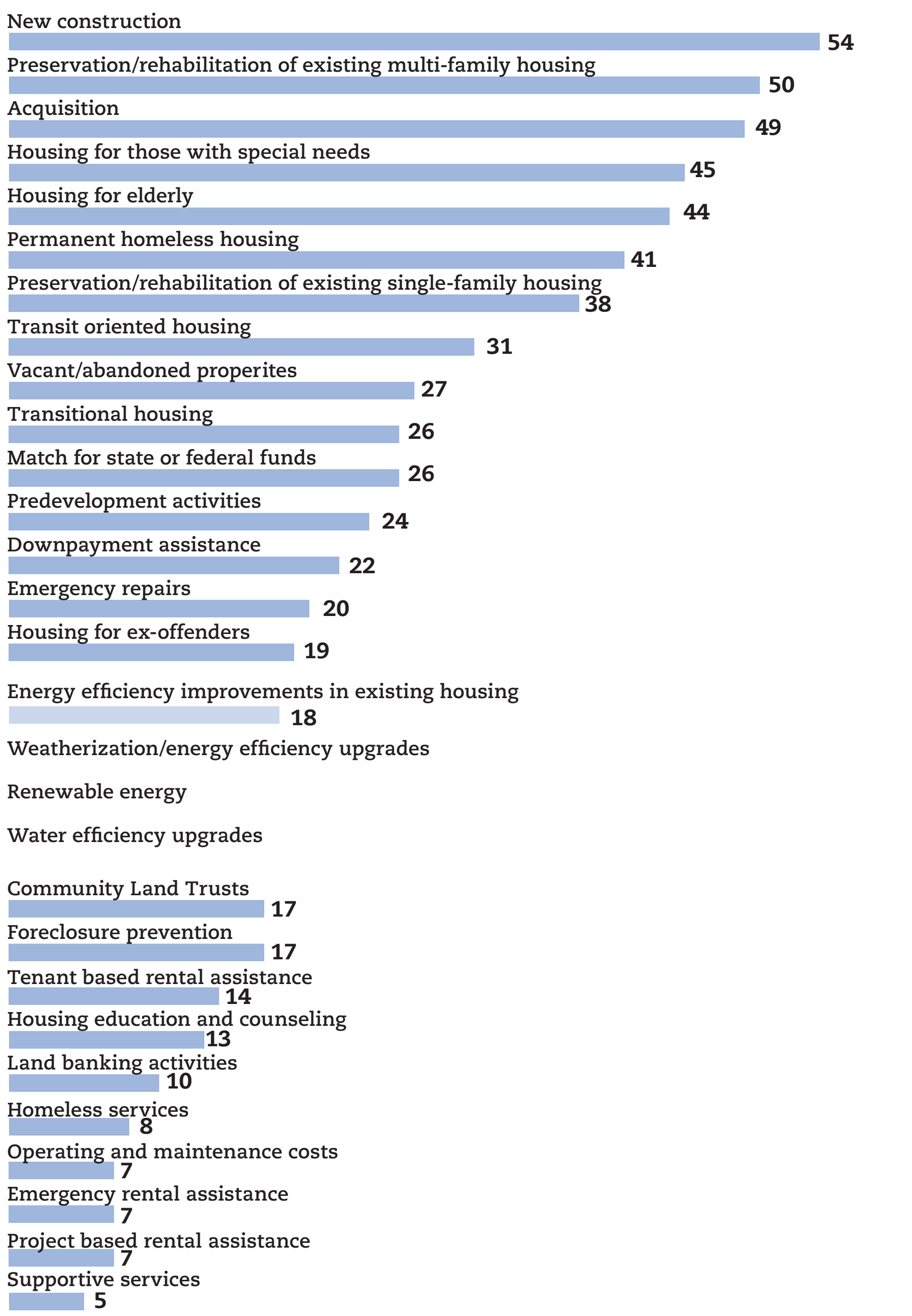
ELIGIBLE APPLICANTS: The survey requested information about who is eligible to receive housing trust fund awards. The respondents listed these in order of most common to least:

- For-profit developers
- Nonprofit developers
- Local housing authorities
- Homebuyers or home owners
- Units of government
- Renters or landlords
- Tribal units of government

Other eligible applicants were listed by some cities, including: limited partnerships, nonprofit and homeless service providers, CHDOs (Community Housing Development Organizations), homeless persons, and employer assisted housing.

55 Laguna Senior Housing was the first investment of the San Francisco Housing Trust Fund from Proposition C, approved by the voters. Mercy Housing California and Openhouse will open apartments in fall of 2016.

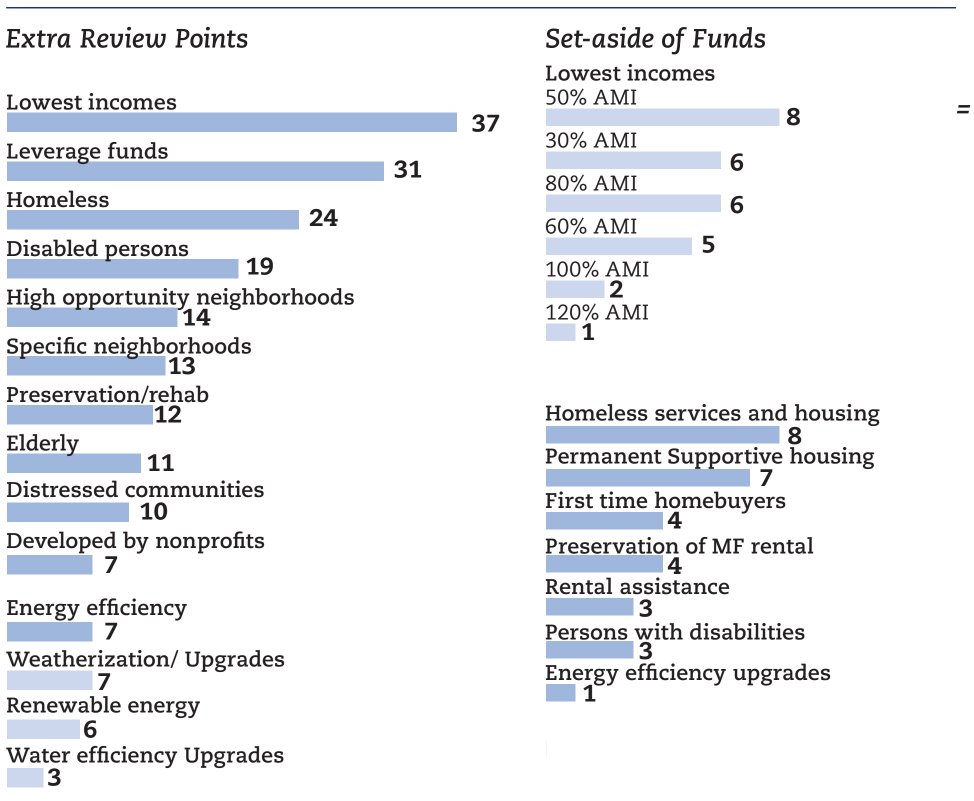
ELIGIBLE ACTIVITIES: The survey requested information about what kinds of eligible activities can be submitted for possible support from the local housing trust fund. The respondents listed these in order of most common to least:



Other eligible activities were listed by some cities, including: mobile home repairs, mobility barrier removal, emergency repairs for elderly and disabled, homeless prevention, utility assistance, pre-development activities, public housing redevelopment, and operational support.

INCOME AFFORDABILITY REQUIREMENTS: About half of the cities responding indicated that renter or homeowner activities funded through the trust fund must be affordable to persons earning no more than 80% of the area median income (AMI). The next most common response for renter activities was 60% of AMI and for homeowner activities was 120% of AMI. Virtually all of the city respondents indicated there were long term affordability requirements attached to funding of rental properties ranging anywhere from 15 years to in perpetuity. Fewer, but most, city respondents indicated there were long term affordability requirements attached to funding of homeowner properties.

PRIORITIES ESTABLISHED FOR THE HOUSING TRUST FUND: Housing trust funds employ a variety of practices for encouraging or prioritizing specific activities funded through the trust fund. This can take place by giving more points to specific activities in the evaluation process for applications to the housing trust funds or through setting aside a specific portion of the trust fund revenues for specific activities. Here is what the cities reported with most common to least common:



Boston, Massachusetts Neighborhood Housing Trust: *Jackson Commons*

The Boston, Massachusetts Neighborhood Housing Trust helped support a $250 million redevelopment effort in the Jackson Square community of Boston's Roxbury and Jamaica Plain neighborhoods. Jackson Commons is a green (LEED Certified), mixed-use, mixed-income, transit-oriented component of Jackson Square Partners LLC's 14-building reinvestment. Jackson Commons includes 37 rental apartments, including historic rehabilitation of the Webb Building and new construction on the north side of the building. Approximately 13,000 square feet on the ground floor will function as a neighborhood learning center and retail/office space.

Eight apartments are dedicated for homeless households, who will benefit from an on-site resource coordinator providing case management services to all of the residents living in the building with a focus on those who were formerly homeless. Twenty-one apartments are dedicated to households earning below 60% of area median income; three apartments for those earning below 80% AMI, and five below 110% AMI.

Urban Edge worked for many years to redevelop Jackson Square, and support this neighborhood by providing new housing, retail and commercial space. "Jackson Commons is just one part of a vision to bring the community back to life," said Karen Royston, Urban Edge Board Chair. Jackson Commons is the second building to be completed under the Jackson Square Redevelopment Initiative (JSRI), one of the largest community-driven neighborhood revitalization projects in the United States. The goal is to create a model mixed-income housing program that will create more than 400 new homes serving a variety of income ranges and includes different tenure types.

Over the past three decades the Neighborhood Housing Trust's administration of the City's linkage Program has become an integral component of large-scale development in Boston. From its inception in 1986 through the end of 2012, the Neighborhood Housing Trust has committed $133,804,969 in linkage funds to help create or preserve 10,176 affordable homes.

Opening of Jackson Commons

Seattle, Washington Housing Levy Program: *Renovation of Sand Point Naval Base*

The Seattle Housing Levy Program has received consistent support with repeated passage by the voters in 1986, 1995, 2002, and 2009. And Seattle voters just approved a $290 million property tax levy to extend the Housing Levy Fund for another seven years. Funded through property tax levies, programs have helped create more than 12,500 affordable apartments, assisted 800 lower-income families in purchasing their first homes, and provided emergency rental assistance to 6,500 households. The Seattle Housing Levy Program currently supports five programs: rental housing program, rental assistance/homelessness Prevention Program, Homebuyer Program, Operating & Maintenance Program, and Acquisition & Opportunity Loans.

Mercy Housing Northwest has received funding to convert and renovate the former Sand Point Naval Base barracks, vacant for nearly 20 years. MHNW intends to focus on creating a community for working families, but will also provide outreach to veterans and individuals with disabilities. The majority of the apartments will be for households earning up to 50% or 60% of area median income, but some will be set aside for lower income families. MHNW will also work with nearby Children's Hospital and University of Washington to connect their lower wage employees with available housing.

Levy funding has been awarded to Mercy Housing Northwest to revitalize this Base property into apartments for veterans, persons with disabilities and nearby workers.

CITY HOUSING TRUST FUND DEDICATED REVENUE SOURCES

These City Housing Trust Funds reported the following revenue sources committed to their Housing Trust Funds:

Developer impact fees	Berkeley, CA; Oakland, CA; Palo Alto, CA; San Diego, CA; Elk Grove, CA; Santa Rosa, CA; Denver, CO Boulder, CO; Cambridge, MA; Somerville, MA; Boston, MA; Santa Fe, NM; Seattle, WA; plus 304 communities in New Jersey under the NJ Fair Housing Act
Developer agreements	Fairfax, VA
Property tax	Denver, CO; New Orleans, LA; Red Wing, MN; Greensboro, NC; Raleigh, NC; Burlington, VT; Seattle, WA; Bellingham, WA; Milwaukee, WI; plus 161 communities in Massachusetts under the Community Preservation Act
Inclusionary zoning in-lieu fees	Pasadena, CA; Fremont, CA; Highland Park, IL; St. Charles, IL; Somerville; MA; Portland, OR
Document recording fees	Chicago, IL; Indianapolis, IN; Philadelphia, PA
Tax increment funds	Minneapolis, MN; Madison, WI; Milwaukee, WI
Short-term rental fee/tax	Oakland, CA; Portland, OR; Nashville, TN
Hotel/motel tax	Mammoth Lakes, CA; San Francisco, CA
Housing bond	San Francisco, CA; Charlotte, NC
Income and interest earned	Asheville, NC; Portland, OR
Condo conversion fees	Berkeley, CA
Construction excise tax	Portland, OR
General fund set-aside	San Francisco, CA
Real property transfer tax	Santa Rosa, CA
Demolition tax	Highland Park, IL
City owned land sales	Santa Fe, NM
Building permit fee	Bend, OR
Property taxes on previously owned city land	Austin, TX
General funds	Livermore, CA; Los Angeles, CA; Santa Rosa, CA; Fremont, CA; Longmont, CO; Savannah, GA; Arlington Heights, IL; Evansville, IN; Lexington, KY; Louisville, KY; Minneapolis, MN; Greensboro, NC; Asheville, NC; Charlotte; NC; Albuquerque, NM; Portland, OR; Nashville, TN; Knoxville, TN; San Antonio, TX; Austin, TX; Salt Lake City, UT; Charlottesville, VA; Richmond, VA; Charlotte, VT; Bainbridge Island, WA; Redmond, WA; Madison, WI; Milwaukee, WI; and three cities creating funds under the Iowa housing trust fund.

COUNTY HOUSING TRUST FUNDS

Overview

County housing trust funds exist in at least twelve states. Several states have passed enabling legislation to encourage, permit, or induce counties to create their own housing trust funds, including these five:

- Pennsylvania passed Act 137 enabling counties to increase document recording fees if the funds were committed to providing affordable housing. In the last available report, 54 counties indicated they were collecting funds through this option.
- New Jersey passed Public Law 2009 Chapter 123 (in 2008) which permits a county to impose a surcharge of $3 on each document recorded and deposit these funds into a county homelessness trust fund. Funds can be used solely for the operation of a homelessness housing grant program, with five per cent allowed annually for costs related to the administration of the fund. Nine counties have approved the funds.
- Washington increased the document recording fee through state enabling legislation and the revenues are shared between 39 counties and the state to address low-income housing needs and homelessness.
- The Iowa State Housing Trust Fund also provides matching funds to encourage local housing trust funds and 27 such funds have been created, including twenty-four county or regional funds.
- Arizona passed legislation permitting general-law counties to establish htfunds.

Other counties across the country are implementing housing trust funds, several partnering with a city or cities within the county. Examples of jurisdictional collaboration include the Columbus/Franklin County, Ohio housing trust fund; the Ithaca/Tompkins County (and Cornell University) housing trust fund; and the San Mateo County Housing Endowment and Regional Trust in California; among others, including several in Iowa and the unique ARCH model in King County, Washington.

Dedicated Revenue Sources

The vast majority of county housing trust funds use the document recording fee as their primary source of revenue. This is the case both because Pennsylvania, New Jersey, and Washington use this source in the state enabling legislation supporting county housing/homeless trust funds and because it is a source of revenue typically collected by counties in most states. Other revenue sources used by counties include: sales tax, developer fees, real estate transfer taxes, food and beverage restaurant tax, and property tax.

County housing trust funds responding to the survey reported collecting more than $100 million in FY2015. However, this includes a dated compilation of revenues collected through Pennsylvania's Act 137 program.

Revenue collections ranged from a reported high of $24+ million to less than $100,000. Arlington County, VA; Dade County, FL; Fairfax County, VA; King County, Washington;; Columbus/Franklin Co, Ohio; and Polk County, Iowa collected more than $2 million.

On average, county housing trust funds indicated they leveraged $8.50 in additional public and private funds for every $1.00 the trust fund invested in affordable housing activities. The highest leverage ratio reported was $1:$18.

Several county housing trust funds have also made advances recently:

- Alameda County, California approved an increase in its annual commitment of redevelopment tax increment funds to the County Affordable Housing Trust Fund.
- Los Angeles County, California made an historical commitment of new funding to invest in affordable homes on an ongoing basis with allocations of $20 million in FY2017, scaling up to $100 million per year thereafter.
- Kalamazoo County, Michigan voters passed a .1 property tax millage over the next six years to fund the Local Housing Assistance Fund.
- Tompkins County, the City of Ithaca, and Cornell University have renewed their commitment to continue the join County Housing Fund for an additional six years.
- Summit County, Colorado voters renewed a sales and use tax to fund affordable housing.

Administration

The vast majority of county housing trust funds are administered by a county department or agency. A few county housing trust funds reported using another model, being administered by a nonprofit with its own board and staff. This is often true for those funds that include more than one jurisdiction, such as a city/county housing trust fund. And several California communities have adopted this model.

Most of the county housing trust funds reporting indicated they had one to three staff members with less than $250,000 annual administrative budget. Administrative costs for implementing the housing trust fund were typically supported from housing trust fund revenues, housing trust fund revenues in combination with departmental/agency budgets, or departmental/agency budgets. A few of the trust funds administered by a nonprofit reported receiving private funds through fundraising efforts. Slightly more than half of the county housing trust funds reporting indicated they had a cap on funds that could be directed to administrative activities. This cap typically ranged from 5-15%.

Virtually all of the county housing trust funds responding to the survey indicated they had either an oversight Board, an Advisory Committee, or both. Less than half responded that an annual report on the accomplishments of the housing trust fund was required.

Program Requirements

APPLICATION PROCESS: Most county housing trust funds reported providing funds through either grants or loans, on a fairly equal basis, but few indicated they provided both. The most common process for making awards was using a request for proposal (RFP) process, with about a third reporting the practice of a year-round notice of funding availability. Very few reported creating distinct programs through which they offered funding. Allowing funding outside the formal application process was not a common practice reported by the county housing trust funds. And a majority of the county respondents indicated the process for making awards through the housing trust fund was not coordinated with other available housing funds.

Virtually all of the county housing trust funds responding to the survey indicated they had either an oversight Board, an Advisory Committee, or both.

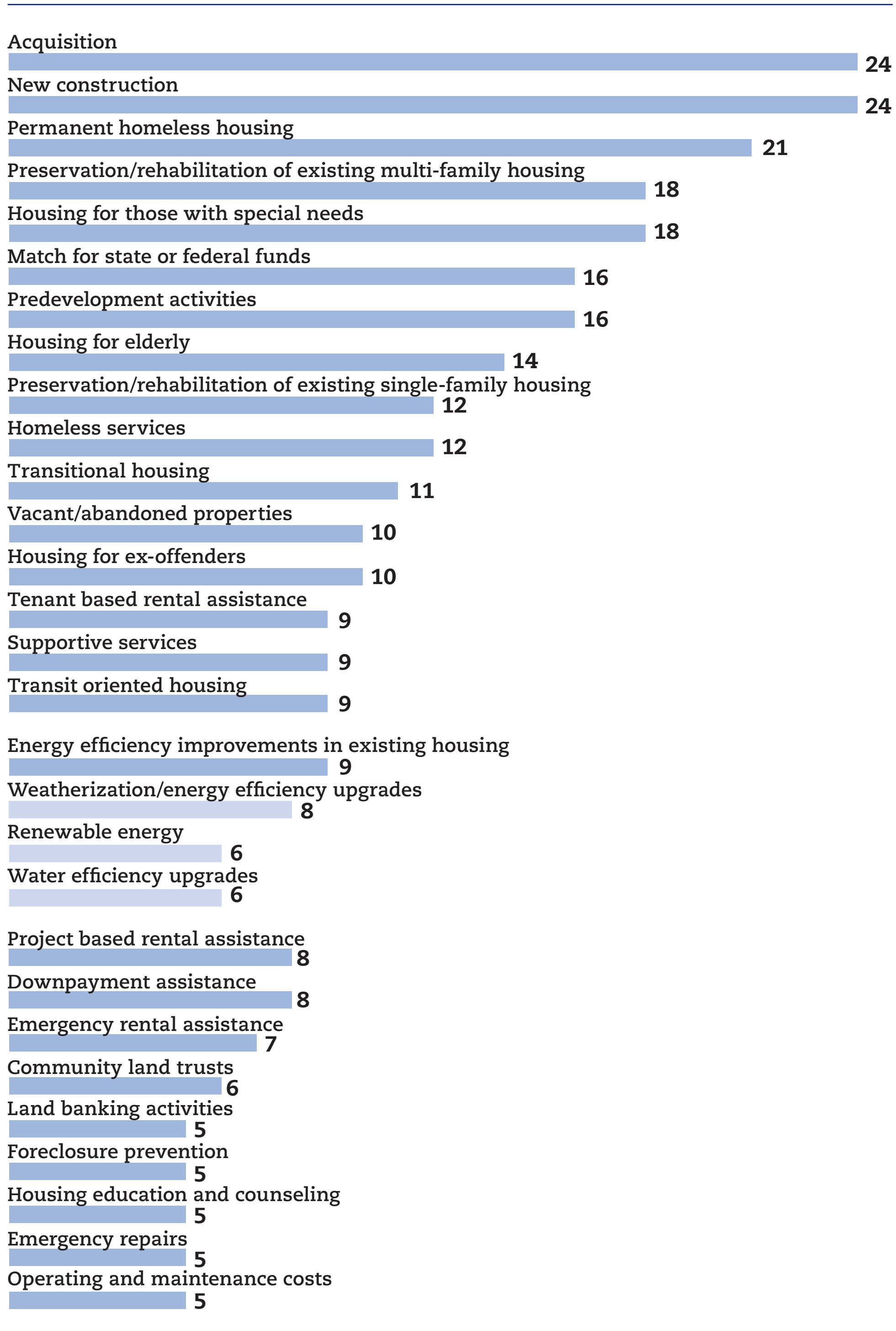
ELIGIBLE APPLICANTS: The survey requested information about who is eligible to receive housing trust fund awards. The respondents listed these in order of most common to least:

- Nonprofit developers
- For-profit developers
- Local housing authorities
- Units of government
- Tribal units of government
- Homebuyers or home owners
- Renters or landlords

Other eligible applicants were listed by some counties, including: nonprofit service providers and homeless persons.

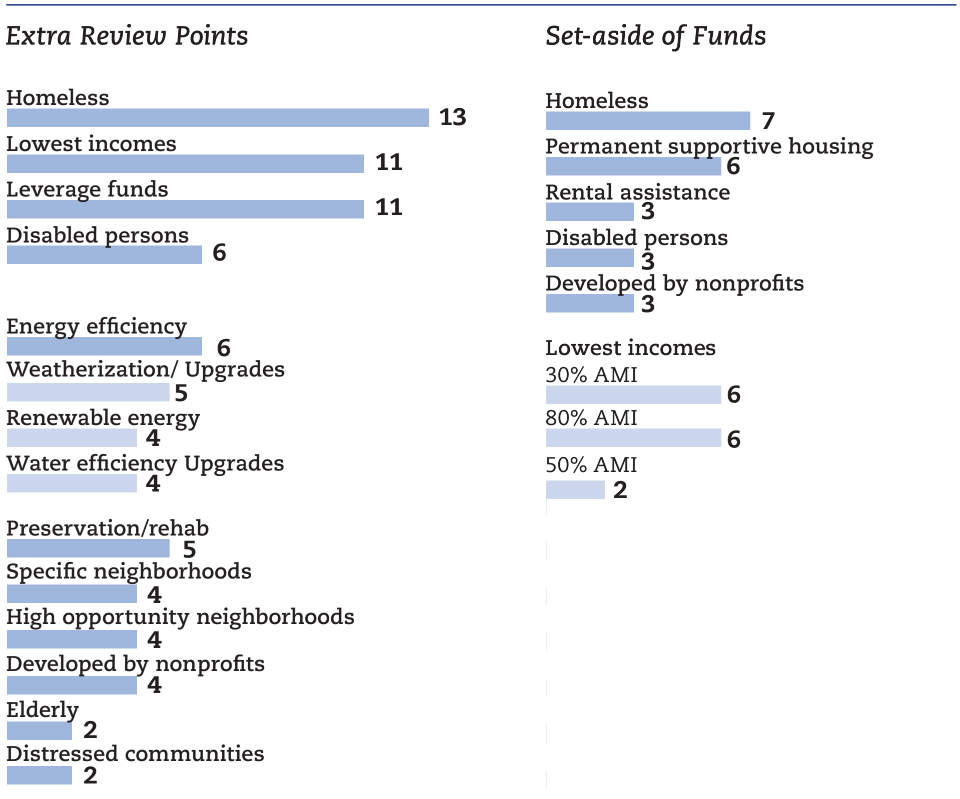
Van Buren Village in Columbus is now leasing to formerly homeless individuals. The Columbus/Franklin County Ohio Affordable Housing Trust Fund invested $2 million to construct the Village. www.hztrust.com

ELIGIBLE ACTIVITIES: The survey requested information about what kinds of eligible activities can be submitted for possible support from the local housing trust fund. The respondents listed these in order of most common to least:



INCOME AFFORDABILITY REQUIREMENTS: About a third of the counties responding indicated that renter or homeowner activities funded through the trust fund must be affordable to persons earning no more than 80% of the area median income (AMI). The next most common response for rent activities was 60% of AMI. A majority of the county respondents indicated that there were long term affordability requirements attached to funding of rental properties ranging from ten to 60 years. Fewer county respondents indicated there were long term affordability requirements attached to funding of homeowner properties ranging from ten years to in perpetuity.

PRIORITIES ESTABLISHED FOR THE HOUSING TRUST FUND: Housing trust funds employ a variety of practices for encouraging or prioritizing specific activities funded through the trust fund. This can take place by giving more points to specific activities in the evaluation process for applications to the housing trust funds or through setting aside a specific portion of the trust fund revenues for specific activities. Here is what the counties reported with most common to least common:



Counties also indicated they gave extra review points for farm workers, youth transitioning from foster care, and veterans housing, smart growth objectives, and transit-oriented housing.

Tompkins County, New York Community Housing Development Fund: *Engages Cornell University and Ithaca*

The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca and Cornell University. The Fund helps communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of county residents. Cornell University is the County's largest employer and the off-campus student population affects the affordability of housing for County residents. This partnership is critical for coordinating housing goals and resources.

Cornell University, Tompkins County, and the City of Ithaca have recently committed to continue the Tompkins County Housing Fund, established in 2009, for another six years through 2021. Cornell University has pledged a total of $1.2 million ($200,000 annually over the six-year period); Tompkins County a total of $600,000 ($100,000 each year); and the City of Ithaca an initial $100,000 for the first year of the extended program. Tompkins County also provides staff support to administer the program. Eligible uses of the fund include the cost of land, construction, or any development costs that will reduce the cost of new or newly rehabilitated non-student housing, provided these housing units remain permanently affordable. http://tompkinscountyny.gov/planning

210 Hancock Project Financed

Past Cornell President David Skorton said "We continue to support the Housing Fund because building affordable housing has a meaningful economic impact on the community we all share."

"The Housing Fund has been one of the most successful examples of campus-community collaboration in recent years," noted Michael Lane, Chair of the Tompkins County Legislature, "The County is truly appreciative of the support and financial contributions Cornell and the City have provided to establish, and now to continue, the program."

Ithaca Neighborhood Housing Services has received support from the Community Housing Development Fund and plans to start construction in early 2016 with a summer 2017 grand opening of a development at 210 Hancock in Ithaca.

Ithaca Neighborhood Housing Services purchased the former Neighborhood Pride site in August 2014 and began a process of community engagement to design a project that would address several critical needs in the community. Four open meetings were attended by more than 250 persons who discussed everything from building design to questions about density, greenspace, and parking. Both the City of Ithaca and the State of New York advised that this process was viewed as a model for community engagement.

The 210 Hancock project is a redevelopment of an entire city block in the Ithaca's Northside neighborhood. The project includes the demolition of two buildings and new construction of almost 63,000 square feet of housing and 6,000 square feet of commercial space. Included in the residential space are 54 mixed-income rental apartments in a four story building and 12 townhomes bordering Cascadilla Creek and Conley Park. The commercial space is designed for two office suites including an Early Head Start facility serving children and their families. The site also includes the reconstruction of two city streets to eliminate automobile traffic and create a playground and pedestrian/bicycle path connecting the site to a larger pedestrian/bicycle network that will link the neighborhood to the Cayuga Waterfront Trail. All of the construction will be built to green standards including a photovoltaic system providing solar electric power to the project.

San Mateo County, California Affordable Housing Fund: *Helps Address Veteran Homelessness*

The San Mateo County, California Affordable Housing Fund was created with the set-aside of funds from the County's redevelopment agency and the use of tax increment districts. With the dissolution of these agencies in California, the County was able to utilize unrestricted general funds, other housing funds, and revenue from Measure A (approved by the voters in 2012) which dedicated a half-cent general sales tax. Funds are used for the development of multifamily rental housing and the provision of emergency and transitional shelters in the County and, more recently, for the development and preservation of housing for very and extremely low-income households. http://housing.smcgov.org/san-mateo-county-affordable-housing-fund-ahf

One example is Willow Housing in Menlo Park. The 60 new residences for homeless and at-risk veterans were developed by The Core Companies in partnership with EAH Housing, which manages leasing, maintenance, and operations; and HomeFirst, which provides in-house supportive services. The land was made available through the Department of Veterans Affairs BURR Initiative, which contributes underutilized land and building assets toward the goal of ending veterans' homelessness. Located on the edge of the VA Palo Alto Healthcare System campus in Menlo Park, Willow Housing provides quality permanent affordable housing in close proximity to services and transportation.

Willow Housing contains studio and one-bedroom apartments with a landscaped outdoor patio using raised plant beds and walking paths that connect residents to the outdoors directly from the community room. The site design preserves mature heritage oak trees and includes serene outdoor recreation space. Inside, a gym and computer/TV lounge are nearby, providing the ground floor with ample common areas to promote community-building.

http://thecorecompanies.com/projects/s/willow-housing-veterans-apartments

COUNTY HOUSING TRUST FUND DEDICATED REVENUE SOURCES

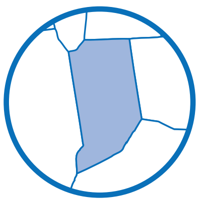
These County Housing Trust Funds reported the following revenue sources committed to their Housing Trust Funds:

Document recording fee	Arlington County, VA; 9 New Jersey counties; 54 Pennsylvania counties; 39 Washington counties
Property tax	Kalamazoo County, MI; King County, WA
Inclusionary zoning in-lieu fees	Sonoma County, CA
Tax increment funds	Alameda County, CA
Delinquent property tax penalties and interest (Land Bank)	Toledo/Lucas County, OH
Real estate transfer tax:	Columbus/Franklin County, OH
Hotel/motel tax	Columbus/Franklin County, OH
Developer impact fees/ proffers	Fairfax County, VA
Food & beverage tax	Dade County, FL
Sale of tax foreclosed properties	Traverse City, MI (now expired)
Sales/Use tax	Summit County, CO
General funds	North Valley/Chico, CA; Alameda County, CA; Los Angeles County, CA; Santa Barbara County, CA; Sonoma County, CA; San Luis Obispo County, CA; Tompkins County, NY (with Ithaca and Cornell University); Arlington County, VA; and 24 counties in Iowa.

STATE ENABLING LEGISLATION FOR LOCAL HOUSING TRUST FUNDS

State enabling legislation refers to a range of initiatives taken at the state level to make it possible, easier, or even encourage cities and/or counties to create their own housing trust funds. These range from states passing legislation enabling cities or counties to create housing trust funds to legislation that actually identifies a revenue option and provides matching funds. These initiatives have had a huge impact on the number and growth of local housing trust funds in the United States. Here is a brief description and a summary of the progress made in creating housing trust funds in these states.

Enabling a Revenue Source Option for Local Housing Trust Funds:



INDIANA

Indiana law enables a county containing a consolidated city that has adopted a housing trust fund to authorize the county recorder to charge $2.50 for the first page and $1.00 for each additional page and commit 60% of the revenues collected to the local housing trust fund. The remaining 40% goes to the state housing trust fund. The trust fund is to provide grants and loans for affordable housing for households with incomes at or below 80% AMI with half of the funds serving those earning no more than 50% AMI; administrative expenses of the fund; and technical assistance to nonprofit developers of affordable housing. An appointed eleven-member advisory committee is to be established with representation from the housing industry and the community to advise on policies and procedures and long term capital. Passed in 2007.

Progress: Indianapolis/Marion County has created a housing trust fund under this legislation.

MASSACHUSETTS

Massachusetts Community Preservation Act: communities may adopt the Community Preservation Act by passing, through a vote of the public, a surcharge of up to 3% on real property taxes. The funds must be used for open space protection, historic preservation, affordable housing and outdoor recreation and at least 10% of the revenues collected must be spent in each area. The CPA statute also creates a statewide Community Preservation Trust Fund, which distributes funds each year to communities that have adopted CPA. Each CPA community creates a five-to-nine member board that makes recommendations on CPA projects to the community's legislative body.

Community housing is defined as low and moderate income housing for individuals and families. Any real property interest that is acquired with monies from the Community Preservation Fund is to be bound by a permanent restriction, recorded as a separate instrument. Passed in 2000.

Progress: To date 160 communities have voted to put property tax levies into local funds supporting affordable housing, preservation of open space and historic sites, and development of recreational facilities with matching funds from the state housing fund.

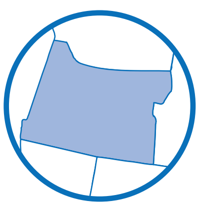
NEW JERSEY

New Jersey Fair Housing Act: all New Jersey municipalities are to plan, zone for, and take affirmative actions to provide realistic opportunities for their fair share of the region's need for affordable housing for low and moderate income people. Municipalities are permitted to levy fees on developers to raise funds for affordable housing. A subsequent law requires that at least 13% of a municipality's housing obligation be affordable to very low-income people. Passed in 1985.

Progress: Nearly 300 jurisdictions have collected developer fees in accordance with the landmark Mount Laurel litigation in which the New Jersey Supreme Court ruled that every municipality has a constitutional obligation to adopt planning and zoning laws that realistically meet present and future housing needs, which technically applies to all jurisdictions throughout New Jersey.

Public Law 2009 Chapter 123 permits a county to add a surcharge of $3 on each document recorded within a county for deposit into a county homelessness trust fund. Funds are to be used for the operation of a homelessness housing grant program. Counties must have a Ten Year Plan to End Homelessness and pass an ordinance to establish the Fund. Five percent of the funds may be used for administrative costs of the fund. Funds may be used for building or rehabilitating properties, vouchers, supportive services, and prevention activities. Passed in 2009.

Progress: Nine counties have established these homeless trust funds in New Jersey.



OREGON.

Oregon (SB1533 B 2016) established a new authority (Chapter 059, 2016) for cities and counties to impose a Construction Excise Tax on new construction or construction adding square footage to an existing structure:

- Residential construction, at a rate of 1% of the value of the permit value of the construction.
- New commercial and industrial construction, with no cap on the rate of the CET.

The local government imposing the CET may retain 4% of CET revenues as a fee for administering the tax. After this fee, the residential CET revenues are to be distributed as follows:

- 50% to developer incentives as set out in Section 1 of the bill.
- 15% to Housing and Community Services Department to fund homeownership programs that provide down payment assistance.

- 35% for affordable housing programs and incentives as defined by the local jurisdiction.

For a CET imposed on commercial or industrial development, 50% of revenues after the administrative fee must be expended on programs related to housing.

Progress: Portland approved a 1% construction excise tax with proceeds going to the City's Inclusionary Housing Fund.

PENNSYLVANIA.

The Option Affordable Housing Trust Fund Act, commonly known as Act 137, permits counties to double document recording fees for deeds and mortgages by a vote of the county commissioners. The funds are to be used to increase the availability of quality housing for households earning less than the median income of the county. Fifteen percent of the funds may be used for administrative costs. Passed in 1992.

Progress: In the last available report, 54 counties indicated they were collecting funds through this option.

Pennsylvania also created **PHARE (Pennsylvania Housing Affordability and Rehabilitation Enhancement Act)**—a state housing trust fund which receives revenue from the Marcellus Shale Impact Fee legislation (subsequent legislation has added statewide funds from the future growth in revenue from the real estate transfer tax). The impact fee funds are distributed to counties impacted by unconventional gas wells. Half of the funds must go to rural counties. At least 30% of the funds must be targeted to households earning below 50% of AMI. Annual plans and reporting are required. Long term affordability is encouraged.

These issues are promoted: (1) maximizing leverage of resources (preference is given to counties that include the Optional Affordable Housing funds (Act 137) in their application); (2) addressing the greatest need; (3) fostering partnerships; (4) effective and efficient use of resources; and (5) creating plans and an allocation process that will equitable meet the needs in the communities and establish a process the provides transparency to all stakeholders. Passed in 2012.

Progress: This source provides some $5 million annually for counties with shale wells, currently 37 of PA's 67 counties. Approximately 1/3 of the commonwealth's population is eligible to benefit from PHARE. Eligible applicants include Pennsylvania counties that have adopted ordinances authorizing the imposition of an impact fee and that have unconventional gas wells.

WASHINGTON

RCW 84.52.105 authorizes a town, city or county to impose additional regular property tax levies of up to fifty cents per thousand dollars of assessed value of property in each year for up to ten consecutive years. The funds are to finance affordable housing for very low-income households. The levy must be approved by a majority of the voters. The governing body must declare the existence of an emergency with respect to the availability of housing for very low-income households and adopt an affordable housing financing plan for expenditures raised by the levy. Passed in 1995.

Progress: Seattle and Bellingham have passed these levies to create local housing trust funds and several other jurisdictions are exploring the same.

RCW 36.22.178 increased document recording fees across the state and created the Affordable Housing for All Surcharge. Numerous amendments have been made including boosting the fee. All fees now total $38 per document with 1.58% going to auditors; 65.3% to counties; and 33.1% to the state's Home Security Fund account. The fees sunset on June 30, 2019. Counties are permitted to retain up to five percent for administrative costs and funds distributed to counties for use by the county (and its cities and towns) are for affordable housing activities that serve very low-income households. Passed in 2002.

Progress: All 39 counties in the state have complied with this legislation.

RCW 43.185C and RCW 36.22.179 created the Homelessness Housing and Assistance Act and added a $10 document recording fee with revenues going directly to counties and a portion to the state Home Security Fund. The goal is reducing homelessness by 50% by 2015 and is intended to help implement plans to end homelessness. The act requires homelessness plans by the counties and the state. RCW 36.22.1791 added an additional $8.00 to the document recording fee.

Progress: All 39 counties in the state have complied with this legislation.

HB 2263 enables County legislative authorities to implement a 0.1% sales and use tax, if approved by a majority of voters, in order to fund housing and related services. A city may implement the whole or remainder of the tax, if approved by a majority of voters, and the county has not opted to implement the full tax. A minimum of 60% of revenues collected must be used for construction, operations and maintenance costs of affordable housing, facilities providing housing-related services, or mental and behavior health-related services or evaluation and treatment centers. Funds are to support individuals with income below 60% AMI, including: individuals with mental illness, veterans, senior citizens, homeless families with children, unaccompanied homeless youth, persons with disabilities, or domestic violence victims. A county may issue bonds against up to 50% of the revenues to support eligible construction activities; the remainder of the funding must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs or housing-related services. No more than 10% of the revenues collected may be used to supplant existing local funding for such services. Passed in 2015.

Progress: To date, no Washington communities have implemented the housing sales and use tax.

WISCONSIN

Wisconsin Tax Increment Legislation. Wisconsin amended Tax Increment Financing legislation to allow tax increment financing to be used to fund affordable housing in cities throughout the state. The Act enables municipalities to extend the life of expired tax increment districts for one additional year and use the funds to support affordable housing. At least 75% of the increments received are to benefit affordable housing in the city and the remaining 25% is to be used to improve the city's housing stock. Passed in 2009.

Progress: The housing trust funds in Milwaukee and Madison are using this revenue option, in addition to others. Other communities have inquired about this option.

MISSOURI

Missouri Homeless Families Act. Missouri enables three first class counties to use document recording fees for homeless programs. A majority of the voters must approve a user fee of $3.00 on all recordations. Funds may be used to provide services, shelter and housing, and other activities to prevent homelessness.

Progress: St. Louis County, St. Charles County, and Jackson County have all qualified.

State Funds to Support Local Housing Trust Funds

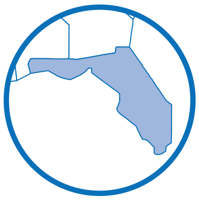
IOWA

Iowa Housing Trust Fund. The Iowa Finance Authority administers a state housing trust fund and commits at least 60% of the funds to a Local Housing Trust Fund Program. The trust fund receives revenues from the state real estate transfer tax. To be eligible to apply for funding from the Local Housing Trust Fund Program, a local housing trust fund must be approved by the authority and have:

- A local governing board recognized by the city, county, council of governments, or regional officials as the board responsible for coordinating local housing programs.
- A housing assistance plan approved by the authority.
- Sufficient administrative capacity in regard to housing programs.
- A local match requirement approved by the authority.

The award from the Local Housing Trust Fund Program is not to exceed ten percent of the balance in the program at the beginning of the fiscal year plus ten percent of any deposits made during the fiscal year. Each local housing trust fund must submit a report annually to the authority itemizing expenditures. Funds are targeted to serve households at or below 80% of the state median household income. At least 30% of the trust fund money must be directed to households earning no more than 30% of the state median income. Passed in 2003.

Progress: Throughout the state, 27 such funds have been created, including three in cities and the remaining ones as county or regional (including multi-counties) funds.



FLORIDA.

The Florida William E. Sadowski Act dedicates funds from the documentary stamp tax to a State Housing Investment Partnership program (SHIP) and the Florida Housing Finance Corporation. The SHIP Program provides funds to all counties and entitlement municipalities in the state. Local governments receive annual allocations, by formula, based on population. The minimum allocation is $350,000. In order to participate, local governments must establish a local housing assistance program by ordinance; develop a local housing assistance plan and housing incentive strategy; amend land development regulations or establish local policies to implement the incentive strategies; form partnerships and combine resources in order to reduce housing costs; and ensure that rent or mortgage payments within the targeted areas do not exceed 30 percent of the area median income limits. Passed in 1992.

Progress: All 67 counties and 52 Community Development Block Grant entitlement cities in the state have qualified for SHIP funds.

CALIFORNIA.

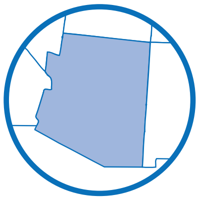
California has taken several steps to advance local funding of affordable homes. For years, California communities benefited from the availability of redevelopment agency tax increment funds, with a state requirement that 20% of these funds be committed to providing and preserving affordable housing, the state had some $1 billion in funds each year to provide secure affordable homes throughout the state. Governor Jerry Brown eliminated the redevelopment agencies in December 2011. A portion of the tax increment funds collected in redevelopment areas that originally went to the Redevelopment Agencies have now been redirected to each jurisdiction's general fund. Two options are available to recapture the funding: (1) a portion or all of the redirected funds (referred to as boomerang funds) from the former Low and Moderate Income Housing Fund (the required 20% set aside) can be committed to affordable housing activities and (2) a portion or all of ongoing annual tax increment revenues can be committed to affordable housing. These efforts began in 2012.

Progress: More than fifteen communities throughout California have taken advantage of the redirected tax increment funds to re-commit to their local housing trust funds.

California's Department of Housing and Community Development (HCD) administers a Local Housing Trust Fund matching awards program. A $2.85 billion voter approved housing bond (Proposition 1C) has funded the program which operates as a competitive grant program that helps finance local housing trust funds dedicated to the creation or preservation of affordable housing. Eligible applicants include cities, counties, and charitable nonprofit organizations. Passed in 2006.

Progress: Although many communities in California have received funds from the Local Housing Trust Fund matching awards program, in 2014, seven local housing trust funds received funds from the program.

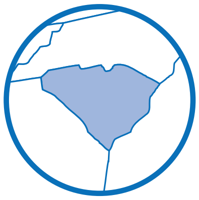
State Enabling Legislation for Local Housing Trust Funds



ARIZONA.

Arizona law permits general-law counties to establish housing trust funds, pursuant to A.R.S. 11-381. The county board of supervisors may establish a county housing trust fund by resolution, administered by a housing trust fund board or the board of supervisors. Funds are to serve low income households with priority given to funding activities that provide for operating, constructing or renovating housing for low income households and to families with children. Passed in 2007.

Progress: Tucson/Pima County created a housing trust fund, but the revenue source is no longer available.



SOUTH CAROLINA.

South Carolina created enabling legislation (the Mescher Act of 2007—H3509) for a municipality, county, or regional housing trust fund to be created by ordinance. The funds are to promote new construction or rehabilitation of affordable housing with a preference to households earning no more than 50% AMI. The funds are to be administered by a nonprofit organization with annual reports submitted to the local government and available to the public. Passed in 2007.

Progress: The Midlands Housing Trust Fund was created in Columbia, SC but it has converted to a CDFI organization.

PROVIDING SAFE AFFORDABLE HOMES FOR EXTREMELY LOW INCOME PERSONS

One of the most challenging aspects of ensuring a safe affordable home for all is creating affordable opportunities for those households with the lowest incomes. While housing trust funds have a unique advantage in being able to be flexible in determining outcomes from their funds, there has been considerable conversation and exploration around this topic. The 2016 release of funds from the National Housing Trust Fund, with its priority of serving this population, has elevated the issue. It is commonly believed that if income requirements for making awards embrace a higher percentage of area median income than the 30% of AMI that defines extremely low income, too often the applications for funding and the resulting housing opportunities focus on the higher incomes.

While only four housing trust funds responding to the survey indicated that they target all of their funds to extremely low income households (Washington's Home Security Fund, Nebraska's Homeless Trust Fund, Chicago's Low Income Housing Trust Fund, and Camden County, NJ Homeless Trust Fund), this does not suggest that housing trust funds, in general, do not serve this population. Serving the lowest incomes was the most commonly listed qualification for securing points in an evaluation process to receive funds from state and city housing trust funds, and second most common for county housing trust funds (with serving homeless ranking the most common listed by county respondents).

Serving the lowest incomes was the most commonly listed qualification … to receive funds from state and city housing trust funds.

The most effective way to ensure funds will be used to provide affordable homes for extremely low income households within housing trust funds is to employ a mandatory set-aside of some funds each year for this express purpose. This means that the funds can only be used in this way. Of the housing trust funds responding to the survey, these indicated that they annually set-aside funds for housing affordable to extremely low income households:

Housing Trust Funds with Funds Set-aside to Serve Extremely Low Income Persons

STATE HOUSING TRUST FUNDS

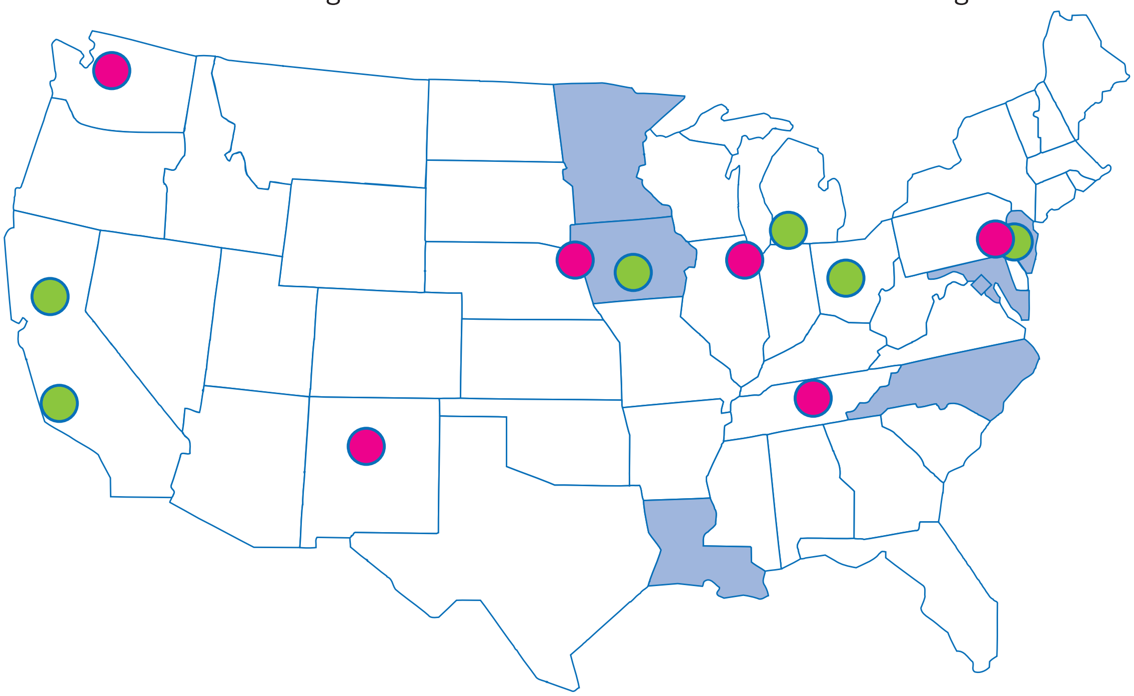
- Washington, D.C. Housing Production Trust Fund
- Iowa State Housing Trust Fund
- Louisiana Housing Trust Fund
- Maryland Affordable Housing Trust
- Minnesota Housing Trust Fund
- North Carolina Housing Trust Fund
- New Jersey Affordable Housing Trust Fund
- Washington Home Security Fund

CITY HOUSING TRUST FUNDS

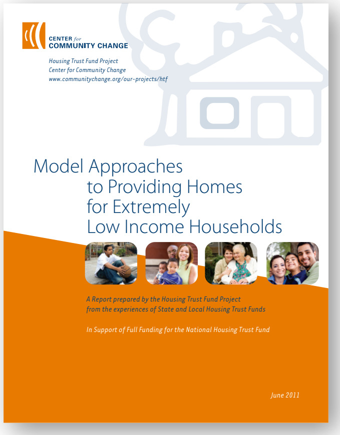
- Sioux City, Iowa Housing Trust Fund
- Chicago, Illinois Low-Income Housing Trust Fund
- Albuquerque, New Mexico Workforce Housing Trust Fund
- Philadelphia, Pennsylvania Housing Trust Fund
- Nashville, Tennessee Barnes Affordable Housing Trust Fund
- Seattle, Washington Housing Levy

COUNTY HOUSING TRUST FUNDS

- Chico, California North Valley Housing Trust
- San Luis Obispo County, California Housing Trust Fund
- Des Moines, Iowa Polk County Housing Trust Fund
- Kalamazoo County, Michigan Local Housing Assistance Fund
- Camden County, New Jersey Homeless Trust Fund
- Columbus/Franklin County, Ohio Affordable Housing Trust



Strategies for Providing ELI Housing



A few years ago, the Housing Trust Fund Project, in preparation for the implementation of the National Housing Trust Fund, released a report highlighting strategies housing trust funds had employed for reaching housing opportunities for extremely low income households: "Model Approaches to Providing Homes for Extremely Low Income Households". This report is available here: http://housingtrustfundproject.org/wp-content/uploads/2011/10/Models-for-Providing-ELI-Housing-HTFProject1.pdf

This report focused on three strategies employed by housing trust funds, including:

- Cross-subsidization between higher and lower income housing within a development,
- Support for on-going operating and maintenance costs, and
- Project or tenant-based rental assistance.

Since then, the Technical Assistance Collaborative (TAC) released a report, co-authored by Ann O'Hara and Jim Yates, entitled "Creating New Integrated Permanent Supportive Housing Opportunities for ELI Households: A Vision for the Future of the National Housing Trust Fund." The report highlights innovations in affordable housing financing strategies designed to benefit extremely low income households, including people with significant and long-term disabilities who need permanent supportive housing. TAC's report focuses on financing strategies from Pennsylvania, North Carolina, and Illinois that are consistent with recommendations in a recent NLIHC companion report entitled, "Aligning Federal Low Income Housing Programs with Housing Need". TAC's report is available here. NLIHC's report is available here.

These reports, among others, include useful examples of how funds have been used to address the challenges of providing housing for the lowest income households. While rental assistance may be the most common approach, housing trust funds have employed other mechanisms.

Washington: *Operating & Maintenance Program*

Among these is the long-standing success of the Washington Operating & Maintenance Program supported through the state's Affordable Housing for All Surcharge. The state Operating & Maintenance Program funds operating support to owners of affordable housing, supplementing rental income in buildings that serve extremely low income residents. In FY2015, the Program committed close to $2 million to renew funding to 134 applicants. The state program is supported through county document recording fees. Funds are for housing whose residents' incomes are too low to cover basic operating costs such as heat, light, and routine maintenance. O&M funds have been considered essential for seasonal-occupancy farmworker housing to cover fixed operating costs in the off-season. Funds have also been critical to the successful operation of housing serving some of the most vulnerable populations, including persons who are homeless or have disabilities.

Owned and operated by the Washington Growers League, the Sage Bluff development in Malaga, Washington, provides safe and affordable housing for the area's migrant and seasonal workers. Sage Bluff is generally available for occupancy from the beginning of April through the end of November each year. This six-acre development includes 41 housing units designed to accommodate a total of 270 people. Amenities include two indoor kitchens and dining rooms, an outdoor dining tent and barbecues, seven restroom and shower facilities, two laundry buildings, play grounds and recreational areas. Security is enhanced by a staffed resident check-in booth, fenced parking lot, and an on-site manager's residence. http://www.growersleague.org/sage-bluff.html

The Washington Growers League operates Sage Bluff in Malaga, Washington, providing seasonal homes for farm workers.

Chicago, Illinois: *Multi-year Affordability through Upfront Investment Program*

The Chicago Low Income Housing Trust Fund shared a model initiative from its Multi-year Affordability through Upfront Investment Program (MAUI).

The Chicago Low Income Housing Trust Fund created a unique economic opportunity in four gentrifying buildings that were formerly dilapidated properties with a $4.3 million investment through its Multi-year Affordability through Upfront Investment Program (MAUI). Working with a private developer (FLATS, LLC), today, 10% of the apartments are affordable to persons with incomes below 30% of the area median income. In four separate buildings, 58 apartments now receive rental subsidies for ten years.

FLATS Principals, Jay Michael and Alex Samoylovich, saw the benefit of working with the Trust Fund to create economic diversity in the buildings. The area where the properties are located is some of the most ethnically and racially diverse in the continental USA. Jay Michael has since passed away and the model developments are seen as a testimony to his "can-do" attitude.

As of today, three of the properties are complete with subsidized tenants living in newly rehabbed micro units which offer in-unit kitchens, laundry and individual bathrooms. The final property, Lawrence House Commons is anticipated to open this summer. "The partnership with FLATS is a unique opportunity to preserve affordability in an area where rents have been steadily increasing," said Tom McNulty, Chicago Low Income Housing Trust Fund president. "Throughout our history, the Trust Fund has developed strategic partnerships that benefit Chicago's low-income community."

Three of the properties have been sold to a new developer, CLK Properties. CLK continues to work with the Trust Fund and maintain the economic diversity in this very special Chicago neighborhood.

Through Chicago's Affordable Requirements Ordinance 50% percent of funds generated are directed to the Chicago Low-Income Housing Trust Fund for rental assistance through its MAUI and annual Rental Subsidy programs. The City's 2016 investment to the Trust Fund totaled $10.5 million.

Micro units developed by Flats Principles in Chicago

The National Housing Trust Fund

Congress established the National Housing Trust Fund as part of the federal Housing and Economic Recovery Act of 2008. The statute requires that at least 75% of the funds for rental housing benefit extremely low income households or households with incomes below the federal poverty line. The remaining 25% for rental housing may benefit very low income households. HUD's interim regulation states that in years in which there is less than $1 billion in the National Housing Trust Fund, 100% of both rental and homeowner housing are to be occupied by extremely low income households. Consequently, the nation's experience in providing housing for extremely low income persons will be quite beneficial to ensure effective administration of the Fund.

HUD issued interim regulations to implement the NHTF on January 30, 2015, [http://www.gpo.gov/fdsys/pkg/ FR-2015-01-30/pdf/2015-01642.pdf](http://www.gpo.gov/fdsys/pkg/FR-2015-01-30/pdf/2015-01642.pdf)

The interim regulations follow the statute, limiting the use of NHTF resources for homeowner activities to 10% of a state's allocation, and limiting to 10% the amount of a state's allocation that can be used for overall program administration. In addition, the interim rule makes it clear that NHTF-assisted units can be in a project that also contains non-NHTF-assisted units. Also, NHTF resources can be used to buy and/or rehabilitate manufactured homes, or to purchase the land on which a manufactured home sits.

The interim rule clarifies that NHTF assistance can be in the form of a grant, loan, deferred payment loan, equity investment, or other forms. The statute authorizes the use of NHTF dollars for the production, preservation, rehabilitation, and operation of rental housing, but the statute does not define what operation means. The interim rule allows up to one-third of a state's annual NHTF allocation to be used for operating cost assistance for NHTF-assisted units. The interim rule also allows, within the one-third cap, creation of an operating cost assistance reserve to be funded upfront for NHTF-assisted units to help project financial feasibility for the entire affordability period.

The statute does not require any particular period of affordability, except that states must select projects based in part on the duration of the units' affordability period. The interim rule requires both rental and homeowner units to be affordable for at least 30 years, allowing states and sub-grantees to establish longer affordability periods.

The NHTF statute requires states to select a state agency (such as a housing finance agency or a housing department) to receive and administer NHTF resources. Each state must prepare an annual Allocation Plan showing how it will distribute NHTF resources based on the priority housing needs identified in the state's Consolidated Plan (ConPlan). To get more detailed information from NLIHC on the NHTF implementation, click here.

On December 11, 2014, the Federal Housing Finance Agency directed Fannie Mae and Freddie Mac to begin setting aside and allocating funds to the National Housing Trust Fund pursuant to the Housing and Economic Recovery Act of 2008 (HERA). The NHTF is to be funded with dedicated sources of revenue. The initial source designated in the statute was as an annual assessment of 4.2 basis points (0.042%) of the volume of business of Freddie Mac and Fannie Mae, 65% of which is to go to the NHTF. Anticipated available funds are expected to be released in 2016 to the states. The current estimated amount is $173.7 million in total.

PRESERVING THE INVESTMENT IN AFFORDABLE HOUSING

Given the vast resources needed to address this country's homeless crisis and the widespread need for safe affordable homes, it makes virtually no sense to develop housing programs that fail to preserve the investment made in affordable housing. Winning investments in providing and preserving affordable housing are hard won victories … allowing that investment to vaporize after a few years is wasteful, unfair to residents, and destructive to communities. Federal housing programs tend to require relatively short affordability terms—a standard that does not merit replication. We know how to adequately house the vast majority of households that the private market fails to serve, thus the key issue is committing the necessary resources to make it happen. When we invest public funds in affordable housing only to lose the units when they revert back to market-rate after their affordability terms expire, these policies only exacerbate the challenge to raise adequate resources. Subsequently, guaranteeing that the affordability of units lasts and that the public investment is preserved needs to be a central tenant for reaching goals to enable everyone to have a safe affordable place to call home.

Housing trust funds offer an opportunity to advance the principle of ensuring that affordability remains for the life of an affordable housing development.

Housing trust funds offer an opportunity to advance the principle of ensuring that affordability remains for the life of an affordable housing development. However ideal this objective may seem, it is quickly complicated by the facts of housing development. Chief among these is that virtually all development of affordable housing combines numerous funding sources, including the housing trust fund investment and perhaps other local or state funds, federal funds, and private sources of revenue. When other government funds are utilized, whatever short- (or long-) term affordability terms that those programs require generally prevails. The HOME funds require 20 year affordability for new construction rental housing, but only 5-15 years for new construction of homeowner housing and rehabilitation. The federal Low Income Housing Tax Credit program requirements shifted in 1990 to 30-year affordability terms, but the last 15 years can be waived when procedures enable the development to opt out of the requirements. The National Housing Trust Fund has no requirement in the statute creating the fund, but interim regulations state that 30 years will be the required affordability period, although for homeowner activities that have recapture provisions, it can be shorter.

Being realistic about achieving long-term affordability goals is further complicated by promoting and enforcing quality construction and maintenance of affordable housing; protecting and enhancing resident rights and security when property is transferred, even when hardships occur; and creating protective avenues for backing long-term affordability when unforeseen costs occur or unexpected occurrences threaten the sustainability of the affordable housing. For instance, permanently affordable homeownership programs need to incorporate owner agreements that share proceeds upon resale in order to ensure the home's price remains affordable for subsequent lower income purchasers. These programs—often called "shared equity homeownership"—also must provide education, stewardship, and monitoring.

State legislation may set parameters for how some of these programs are structured. Requiring affordability "in perpetuity" may not be allowed by some states and limit affordability terms to 30 years or the "life of the building." However, these programs can still reach their objective keeping units affordable permanently by ensuring that the affordability term is renewed upon property transfers and that the program incorporates a pre-emptive purchase option to buy-back the property as needed to protect affordability and preserve the home.

The survey asked housing trust funds what long-term affordability period they require for making awards to rental housing and to homeowner housing. Long-term affordability requirements were more common for rental housing than for homeowner housing and were more common in city housing trust funds than either county or state housing trust funds.

Eight housing trust funds responded that they require permanent affordability for awards made through their housing trust funds: Boulder, CO; Highland Park, IL; Cambridge, MA; Albuquerque, NM; Charlotte, VT; Thompkins County, NY; Arlington County, VA; and Vermont.

1. About two-thirds of city housing trust funds responded that they had affordability requirements ranging from 5 years to permanent.
2. For county respondents, less than half indicated they employed affordability requirements ranging from 10 years to permanent.
3. And for state housing trust funds, respondents in half of the states indicated they used affordability requirements, ranging from 5 years to permanent.

The majority of housing trust funds reported having some kind of requirement to sustain the affordability of the investments made. A few applied affordability requirements only to renter or only to homeownership funds. Unfortunately, not every respondent who indicated having long-term affordability requirements also provided the duration of those requirements.

1. In total, twenty housing trust funds (more than one-fourth of the respondents indicating they used affordability requirements) reported requiring affordability of 50 years or more, with a majority of these applying to rental housing.
2. About one-fifth of the respondents with affordability requirements indicated requiring 30 years or more of affordability.
3. And less than one-fourth of the respondents stated that their affordability requirements for securing funding from the trust fund were 20 years or less.
4. The remainder indicated their affordability requirements varied based on the type of housing or development proposed or matched requirements from other funding sources.

Boulder, Colorado: *Set a Goal for Achieving Permanent Affordability*

The city of Boulder, Colorado has adopted an affordable housing goal of securing 10% of all residences as permanently affordable. To pursue this goal the city provides financial support, technical assistance and long term asset management to affordable housing providers. Affordable housing production is the result of leveraging city local and federal sources with other financial sources including tax credits, private activity bonds, conventional financing and more. It is also the result of the Boulder's inclusionary housing ordinance which requires that new residential projects make at least 20 percent of the units permanently affordable or pay in-lieu fees to the city's affordable housing fund. To date, the city features approximately 3,300 permanently affordable homes.

Recent affordable housing activities have included the acquisition, comprehensive rehabilitation and conversion of 238 rental units; development of 31 permanently supportive housing units serving formerly homeless individuals; 59 residences of permanently affordable senior housing; and, comprehensive rehabilitation of 19 apartments for people with disabilities. Each of these affordable housing successes have been the result of partnering with nonprofit and private affordable housing developers as well as Boulder's local housing authority, Boulder Housing Partners.

Sage Court, built and managed by Thistle Communities (http://thistlecommunities.org), contains 19 apartments for people with disabilities. With the help of funds from Boulder, the apartments have been completely renovated. Long-time residents shown here are looking forward to a brand new home. Now Sage residents will have comfortable, long term apartments to call home. Thistle Communities is a developer and property manager of affordable rental units, usually for people at 60 percent of median income or lower, and develops deed-restricted ownership units that sell for amounts that would be affordable to people at moderate and low incomes.

Renovated Sage Court apartments by Thistle Communities provide safe affordable homes for persons with disabilities in Boulder, Colorado.

Community Land Trusts

Community land trusts are traditionally nonprofit organizations committed to community control of land and the creation of lasting assets that serve the community. They are best known for using a specific shared equity homeownership model to create permanently affordable owner-occupied homes. They do so by retaining ownership of the land and selling only the built home to an income-eligible family and then leasing the land at a nominal monthly fee. That way, the homeowner is able to get an affordable mortgage because the home has been subsidized by the land trust. In return, the homeowner agrees to limit their profits from appreciation upon resale in order to ensure that another lower income family can purchase the home at an affordable price. Hence, homes in the land trust retain their affordability in perpetuity despite how hot the surrounding market becomes, which is why they have been identified as a prudent use of public funds that may buffer the adverse impacts of gentrification. Many community land trusts also provide affordable rental units as well and ensure that their affordability lasts in perpetuity.

Community land trusts have grown significantly over the last two decades and partner well with housing trust funds.

The housing trust fund survey asked if community land trusts were an eligible activity for funding from each housing trust fund. Less than a fifth of the states responding indicated that community land trusts were an identified eligible activity; few county housing trust funds responded yes; and about a fourth of the responding city housing trust funds said yes. Notably, just because community land trusts were not explicitly identified as an eligible activity does not mean they cannot obtain funds through the housing trust funds, but only implies they have not been listed as an eligible activity. Community land trusts have grown significantly over the last two decades and partner well with housing trust funds. For more information, go to: http://groundedsolutions.org/ or http://cltnetwork.org/

Highland Park, Illinois: *Housing Trust Fund and Community Partners for Affordable Housing*

Highland Park established a very workable partnership when it created its Housing Trust Fund which gives priority in its funding to the local community land trust, Community Partners for Affordable Housing (CPAH). Since 2003, CPAH has created more than 50 permanently affordable homes in Highland Park with support from the Housing Trust Fund. CPAH operates independently from the City although it continues to receive financial support from the Highland Park Housing Trust Fund.

CPAH acquires existing properties, conducts necessary rehabilitation work or new construction in order to minimize ongoing maintenance and operational costs, and then sells the homes only to low- and moderate-income households at an affordable price. CPAH retains ownership of the underlying land and leases the land to the homeowner for a nominal fee via a 99-year, renewable ground lease.

This three-bedroom home is partially funded by the Highland Park Housing Trust Fund. What was a vacant, overgrown property became a lovely home for a family of four who believes this opportunity to own a home has changed their lives!

Lawrence, Kansas Housing Trust Fund: *Partnership Enables Permanent Affordability*

The Lawrence, Kansas Housing Trust Fund's first allocation of funding was to a demonstration project illustrating the potential of the trust fund to help advance key affordable housing goals for the City. The demonstration project includes three homes, with three-five bedrooms, supported through the collaboration of five nonprofit organizations: Tenants to Homeowners, Habitat for Humanity, Family Promise, Willow Domestic Violence Center and the Lawrence-Douglas County Housing Authority. Two of the homes will be rented and the third owned.

Family Promise and Willow Domestic Violence Center will refer residents to the homes and provide support and case management. The homes will be used as transitional housing for households earning no more than 80% of the area median income, but it is acknowledged that the customary references made will reach much lower income households. Tenants to Homeowners currently owns the three properties and is in the process of removing one blighted structure. Habitat for Humanity will build the owner home on the third lot. In addition to contributions and funds from the Housing Trust Fund, additional revenues were obtained from the federal Neighborhood Stabilization Program. All three homes will remain permanently affordable. And all three homes will meet Energy Star certification, saving renters and owners more than $100 per month in utility bills.

Collaborators hold a banner in front of the house to be replaced as part of the demonstration project.

RESPONDING TO THE NATIONAL CALL TO ADDRESS HOMELESSNESS

Housing trust funds have embraced the national call to address the crisis in homelessness. Some trust funds have been established with the sole purpose of addressing homelessness. Other housing trust funds demonstrate the flexibility housing trust funds allow and foster distinct programs targeted to one or more aspects of homelessness.

In total some 55 housing trust funds committed to addressing homelessness have been established:

- Washington: all 39 counties have complied with the Homelessness Housing & Assistance Act, http://www.commerce.wa.gov/Programs/housing/Homeless/Pages/default.aspx
- New Jersey: nine counties have responded to the County Homelessness Trust Fund Act, ftp://www.njleg.state.nj.us/20082009/PL09/123_.PDF
- Missouri: three counties created programs under the Missouri Homeless Families Act,
- Miami/Dade County, Florida created a Homeless Trust, http://www.homelesstrust.org/
- Kalamazoo County, Michigan created a Local Housing Assistance Fund,
- Georgia created the State Housing Trust Fund for the Homeless to assist local housing and supportive service organizations, http://www.dca.state.ga.us/housing/housingdevelopment/programs/homeless.asp
- Nebraska passed the Homeless Assistance Program to provide an overall Continuum of Care approach http://dhhs.ne.gov/children_family_services/Pages/fia_nhap_aboutnhap.aspx
- Wisconsin's Interest Bearing Real Estate Trust Accounts Program devotes its funds to augment existing emergency and transitional homeless programs. http://www.doa.state.wi.us/Divisions/Housing/IBRETA

50 housing trust funds responded saying that they give priority consideration … to applicants who would serve the homeless population.

In addition to the housing trust funds identified above, 50 housing trust funds responded to the survey saying that they give priority consideration or extra points in an evaluation of applicants whose proposal would serve the homeless population. Another 24 respondents indicated they set aside funds specifically to support applicants providing homeless services, housing for the homeless, and permanent supportive housing.

Housing trust fund dollars committed to addressing homelessness are sometimes combined with other available funds, including federal funds, and/or support Ten Year Plans to End Homelessness or Continuum of Care plans. Most homeless trust funds provide grants to organizations that provide housing and essential services for individuals and families striving to end their state of homelessness and become self-sufficient and permanently housed. Funds also support emergency shelters and transitional housing facilities, rental assistance, and the provision and coordination of community services.

Below are some descriptions illustrating how housing/homeless trust funds address homelessness with a few samples of how the funds have been successful.

Trust Funds Established to Address Homelessness

The **WASHINGTON** State Homelessness Housing & Assistance Act authorizes surcharges on the state's document recording fee to help eliminate homelessness. The document recording surcharge is charged by each County and revenues are shared between the counties and the state, with allowance for administrative costs. The state fund makes awards to local governments through the homeless housing grant program. These funds are used to assist homeless individuals and families gain access to adequate housing, prevent at-risk individuals from becoming homeless, and facilitate the movement of homeless or formerly homeless individuals along the housing continuum toward more stable and independent housing. Participating counties—now every county in the state—must meet certain conditions to be eligible to retain its share of the revenues. Revenues are generally used to address each county's Ten Year Plan to End Homelessness.

MIAMI-DADE COUNTY, FLORIDA created a Homeless Trust in 1993 which receives proceeds from a one-percent food and beverage tax. The tax is levied on restaurants that gross more than $400,000 and have a liquor license. Last year, the Homeless Tax brought in approximately $22 million with 85 percent going towards homeless services. The remaining 15 percent goes towards the creation and operation of domestic violence centers and is overseen by the Domestic Violence Oversight Board.

The Homeless Trust is governed by a 27-member Board of Directors that administers the proceeds of the tax, implements the local Continuum of Care (CoC) plan, and serves in an advisory capacity to the Board of County Commissioners on issues involving homelessness. The Trust is not a direct service provider, but implements policy initiatives developed by the Trust Board and monitors contract compliance with agencies contracting with the County for the provision of housing and services for homeless persons. The tax helps leverage state, federal and private sector funds. Since the Trust's creation, the homeless population in Miami-Dade has dropped by nearly 90-percent with fewer than 1,000 unsheltered persons remaining on the streets.

Much of Miami-Dade County's remaining homeless population is concentrated in the City of Miami's urban core. To tackle the issue in a targeted way, the Homeless Trust launched a pilot program in late 2015 dubbed "Strike Force: Urban Core". The program focused on permanently housing homeless persons in a 43-block radius of Downtown Miami, and engaged numerous city and county partners, business associations and volunteers.

Food and Beverage Tax dollars were leveraged with U.S. HUD Continuum of Care funds to fund and provide 96 units of permanent support housing to persons in the pilot. Additionally, Food & Beverage Tax funds created Specialized Outreach Teams equipped with nurse practitioners to engage, assess, treat (medically and mentally) and secure supportive permanent housing placement for those hardest to serve in the pilot. Lastly, Food & Beverage Tax Funds were combined with additional funds committed by the City of Miami to add an additional 150+ emergency beds to provide those encountered during the pilot, both chronic and non-chronic, immediate placement.

A one-night registry was extended to allow the Specialized Outreach Teams to further engage clients who refused all services. By January 1, more than 273 persons had been registered. The program demonstrated the impact permanent housing options can have on the homeless. To date, nearly 70 chronically homeless persons have been placed in scattered site units throughout the community. The work to secure housing continues and the Specialized Outreach Teams continue to engage the most service resistant population. Their work has been chronicled in numerous news outlets.

- http://miami.cbslocal.com/2016/03/07/mobile-miami-medics-the-lazarus-project-part-1/
- http://miami.cbslocal.com/2016/03/08/mobile-miami-medics-the-lazarus-project-part-2/
- http://www.miamiherald.com/news/local/community/miami-dade/article37397382.html

A Specialized Outreach Team engages a severely mentally ill and chronically homeless client in Downtown Miami providing him medication and an offer of permanent housing.

In 2009, the **NEW JERSEY** Legislature passed a law authorizing counties to impose a surcharge of $3.00 for each document recorded by the County Clerk, to be deposited into a Homelessness Trust Fund. The Trust Funds are to operate a homelessness housing grant program used to assist families and individuals who are homeless or to prevent homelessness. Counties must have a Ten Year Plan to End Homelessness and pass an ordinance to establish the Fund. For the nine counties that have established Trust Funds (Bergen, Camden, Essex, Hudson, Mercer, Middlesex, Passaic, Somerset and Union), they have proven to be a flexible and cost-effective resource. On average, counties have raised more than $100,000 annually for their funds. The Trust Funds have provided short-term rental assistance, eviction prevention services, case management and the development of new affordable housing.

Hudson County, New Jersey has partnered through its County Homeless Trust Fund with nonprofit developers like the Garden State Episcopal Development Corporation (GSECDC) to address homelessness. GSECDC is a community development organization that serves those who are most vulnerable by revitalizing neighborhoods through affordable housing development and permanent supportive housing for people with special needs. In addition, GSECDC is the Hudson County Homeless Coordinated Entry Program and provides a myriad of social services and emergency housing for the homeless population. http://gsecdc.org/supportive-housing-and-social-services/

PERC's soup kitchen in operation.

GSECDC has developed a comprehensive continuum of care program for the homeless which includes intake, assessment, individualized case management, service linkages, and a drop-in center. The program also supports an outreach team to engage homeless persons; a Rapid Re-Housing Program; and permanent supportive housing for homeless special needs populations.

The Hudson County Homelessness Trust Fund awarded GSECDC a contract to expand their Coordinated Entry Program for the Homeless to the Palisades Emergency Residence Corporation (PERC) Shelter for Calendar Year 2016. The Coordinated Entry Program provides extensive one-on-one case management for homeless individuals and families, including comprehensive intake, assessment, and program referrals for housing and other supportive services. Since the expansion, 536 households have been assessed by the GSECDC Coordinated Entry Program. Additionally, 70% of clients discharged in 2016 have been discharged to a permanent setting.

http://www.hudsoncountynj.org/homeless-initiatives/hudson-county-homelessness-trust-fund-hchtf/

http://www.percshelter.org/

KALAMAZOO CITY AND COUNTY, MICHIGAN. The Local Housing Assistance Fund, created in 2006, is administered by the County Public Housing Commission and has received a total of $1 million in funds from the City and County, plus another $500,000 in funds from the state. In 2015, Kalamazoo residents approved a local housing assistance millage enabling the fund to provide for families with school aged children who are homeless or at risk of becoming homeless. The millage is expected to raise more than $800,000 for the model program in its first year. The Fund has been used to support a housing voucher program and limited housing development to enable the community's homeless to access available housing. With the millage funding, the Housing Commission will begin the new program at the start of the school year allowing the Homeless Coordinators in the school system to make recommendations.

Housing Trust Funds with a Program Addressing Homelessness

The **OHIO** Housing Trust Fund is a flexible state funding source that provides affordable housing opportunities, expands housing services, and improves housing conditions for low-income Ohioans and families. The Fund supports a wide range of housing activities including housing development, emergency home repair, handicapped accessibility modifications, and services related to housing and homelessness. The Fund is targeted to those who need help the most: low-income working Ohioans. Ohio Housing Trust Fund dollars are allocated based on recommendations by a 14-member advisory committee representing various sectors of the housing and lending industry and local governments.

The Ohio Housing Trust Fund is legislatively mandated to set aside no more than 10 percent of any current year appropriation for the emergency shelter housing grants program. This program makes grants to private, nonprofit organizations and municipal corporations, counties, and townships for emergency shelter housing for the homeless and emergency shelter facilities serving unaccompanied youth 17 years of age and younger. The Supportive Housing Program was implemented in 2012 to replace the permanent supportive housing and transitional housing component of the discontinued Homeless Assistance Grant Program. The goal of the program is to provide opportunity for stable, long-term housing for people who are homeless through supportive housing operations. The program provides funding for operations (and limited funding for services) in permanent supportive housing and facility-based transitional housing programs.

Ohio Housing Trust Fund resources support the Commons at Livingston, a permanent supportive housing community operated by National Church Residences that serves disabled and formerly homeless veterans in downtown Columbus, Ohio. The state trust fund provided $150,000 in operating funds for the 100-bed facility during fiscal years 2015 and

A veteran resident at home in Commons at Livingston operated by National Church Residences in Columbus, Ohio.

2016. NCR works in partnership with the Department Veterans Affairs, which provides onsite supportive services and case management for the residents. The Commons at Livingston has a fantastic record of success – 96 percent of residents who enter the program never return to homelessness.

Johnny Woods, a resident of the Commons at Livingston who has secured steady employment since moving in to the facility, said it has changed his life for the better. "It is such a blessing to be able to be here to be able to grow. It has made me feel independent, it has made me feel accepted in society," he said. "I'm proud when I come in here and I know I got my own key – I put it in the lock and then I come in the door and I can say, 'This is mine.'"

The **MILWAUKEE** Housing Trust Fund provides grants and loans for the construction, rehabilitation and accessibility modification of affordable housing for low- to moderate-income households. The primary focus of the Housing Trust Fund is to provide funding for supportive housing for the homeless. More than half of the Housing Trust Fund's project allocations have gone toward housing for the homeless.

Milwaukee County, the City of Milwaukee and multiple community partners launched Milwaukee County's Plan to End Chronic Homelessness, a Housing First approach to homelessness, in the summer of 2015 with the goal of ending chronic homeless by 2018. Housing First is based on the idea that a homeless individual or household's first and primary need is to obtain stable permanent housing, only then can they find stability and begin rebuilding their life. Starting July 1, 2015 Milwaukee County began moving from the traditional approach of providing short-term subsistence through the provision of shelter beds and towards a plan that empowers the chronically homeless by providing housing that is permanent.

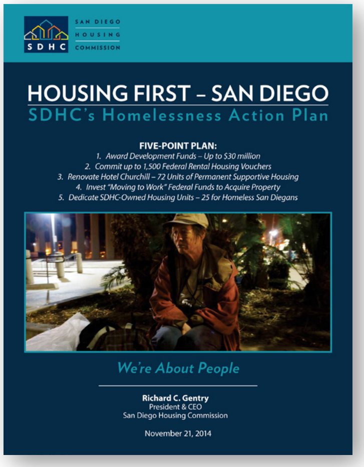
At the ground-breaking for the Thurgood Marshall Apartments are: (left to right) James Mathy, Milwaukee County Housing Division, Wyman Winston, WHEDA, Holly Patzer, Wisconsin Community Services, Inc., Mayor Tom Barrett, County Executive Chris Abele, Lennie Mosley, Halyard Park Neighborhood Association, Erich Schwenker, Cardinal Capital Management

Milwaukee County, in partnership with Cardinal Capital Management, Inc. and Wisconsin Community Services, has begun a significant new development in efforts to end chronic homelessness in Milwaukee County. Financing in the amount of $4.85 million has been committed to the construction of the Thurgood Marshall Apartments.

The Thurgood Marshall Apartments will be located at North 6th Street and will provide 24 one-bedroom units of permanent, supportive housing for low-income adults who are chronically homeless and suffer from chronic alcoholism. Wisconsin Community Services will provide on-site social service support seven days per week, 24 hours per day. The supportive housing combined with support services is a harm reduction strategy that reduces the risks and harmful effects of substance use and guides an individual's recovery. Construction on the Thurgood Marshall Apartments has begun. The development is expected to open in October of 2016.

The **SAN DIEGO** Affordable Housing Fund (AHF) helps in meeting the housing assistance needs of the City's very low, low and median-income households. The AHF is generated annually through local fees levied on private development projects and is comprised of the Housing Trust Fund and the Inclusionary Housing Fund. The ordinance requires the San Diego Housing Commission (SDHC) prepare an annual investment plan, which is presented to the City Council by June 30. The Fund was created in 1990.

The San Diego Affordable Housing Fund has made more than $50 million available to help support nearly 4,000 affordable rental homes for low-income families, seniors and those with disabilities; supported first-time home buyers; created transitional housing; and provided assistance to low-income home owners to rehabilitate their properties.



SAN DIEGO HOUSING COMMISSION

SDHC

HOUSING FIRST – SAN DIEGO

SDHC's Homelessness Action Plan

FIVE-POINT PLAN:

1. *Award Development Funds – Up to $30 million*
2. *Commit up to 1,500 Federal Rental Housing Vouchers*
3. *Renovate Hotel Churchill – 72 Units of Permanent Supportive Housing*
4. *Invest "Moving to Work" Federal Funds to Acquire Property*
5. *Dedicate SDHC-Owned Housing Units – 25 for Homeless San Diegans*

We're About People

Richard C. Gentry
President & CEO
San Diego Housing Commission

November 21, 2014

The Affordable Housing Fund is also part of the San Diego Housing Commission's (SDHC) three-year Homelessness Action Plan to create additional affordable housing with supportive services, anticipated to impact the lives of as many as 1,500 homeless San Diegans. http://www.sdhc.org/Homeless-Solutions/HousingFirst-SanDiego/

The Plan outlines several key components:

- Renovates the historical Hotel Churchill to create 72 affordable studios for homeless veterans and former foster youth;
- Awards up to $30 million over the next three years to create Permanent Supportive Housing that will remain affordable for 55 years;
- Commits up to 1,500 federal rental assistance vouchers to provide housing to homeless individuals and families;
- Invests up to $15 million from the federal "Moving to Work" rental assistance program to acquire a property that will set aside 20 percent of its units for permanent supportive housing for homeless San Diegans; and
- Dedicates 25 of SDHC's own affordable units to temporarily provide homes for homeless individuals and families. SDHC is one of the first public housing agencies in the nation to commit affordable rental housing that it owns for this purpose.

The Churchill Renovation. Occupancy expected to begin summer of 2016. Photo credit: San Diego Housing Commission

ADDRESSING GENTRIFICATION AND DISPLACEMENT

Preservation and revitalization of neighborhoods has become a vital topic in the affordable housing field as gentrification threatens the security of having a place to call home for many lower income households and displacement puts so many families and individuals at risk. These realities mix with numerous growth issues including improving schools in all neighborhoods, ensuring the opportunity to live near where one works, preserving the vitality of every neighborhood, and embracing the impacts of growth.

Neither this report nor the survey explores the full range of activities and policies that can impact these issues. The ability to focus housing trust fund revenues on specific objectives and design targeted outcomes is reflected in the growing attention being given to addressing gentrification and preventing displacement. Sixteen housing trust funds responded that they set-aside funds specifically to address the preservation of existing rental housing. Twenty-five housing trust funds responded that they give a priority in evaluating applicants as to the specific neighborhoods being served.

Several housing trust funds have targeted their resources to achieve specific goals to advance neighborhood preservation. As these models and successes expand with the experiences housing trust funds can provide, communities will be able to replicate strategies that respect and preserve vital neighborhoods ensuring safe affordable homes for all. Here are a few examples:

NEW ORLEANS, LOUISIANA created the Neighborhood Housing Improvement Fund (NHIF) in 1991 with the goal to improve neighborhoods by combatting housing blight. Initially funds paid for code enforcement, supporting city inspectors and attorney costs in addressing blighted structures around the city. In 2015, New Orleans Council unanimously adopted an ordinance clarifying priorities for the Neighborhood Housing Improvement Fund, the composition and role of the Neighborhood Housing Advisory Committee, and ensuring consistency with the original intent. While the changes are to take place in 2017, city officials have suggested that funding will reflect the newly stated priorities in 2016.

The fund will be dedicated to working with property owners to help them improve their homes in order to maintain affordability and residency. Housing advocates including the Greater New Orleans Housing Alliance (GNOHA) and Greater New Orleans Fair Housing Action Center (GNOFHAC) worked with Councilmembers to clarify the direction of the City's Neighborhood Housing Improvement Fund. The Fund was approved by the voters with a .91 mill tax, which is expected to generate $2.5 million in 2015. Together with funds currently in the Fund, an anticipated $3.9 will be available. Funds will be used to achieve improved housing conditions and neighborhood stability by:

- financing and assistance for home ownership opportunities to families in existing structures;
- neighborhood stability by eliminating blight through remediation and rehabilitation and
- financing and assistance for safe, affordable rental housing to property owners with rents affordable to low and moderate income households.

The **CHARLOTTE, NORTH CAROLINA** Housing Trust Fund is funded through voter approved housing bonds. Charlotte City Council established the Fund in 2001 to provide financing for affordable housing. Since that time, the Housing Trust Fund has financed 5,509 new and rehabilitated affordable housing units. Of that total, 2,874 were for people earning less than 30% of the area median income, making Charlotte more affordable for pre-school teachers, health-care aides, and workers in hospitality, retail and emergency services. In total, the City of Charlotte has committed $92 million to the Housing Trust Fund. http://charmeck.org/city/charlotte/nbs/housing/pages/housingtrustfund.aspx

Allen Street Residences for families and seniors will revitalize four blocks into affordable homes with services offered by St. Paul Baptist Church in the historic Belmont neighborhood of Charlotte.

Allen Street Residences are part of a master plan to redevelop the blocks surrounding St. Paul Baptist Church in the Belmont neighborhood of Charlotte. The vision developed by St. Paul Baptist Church and its affiliate, the Zechariah Alexander Community Development Corporation, is to turn these blocks into a vibrant, affordable housing community serving seniors, families, and one-person households. Both the seniors and family developments will be built concurrently and will operate as a single community benefitting from the services and programs offered by St. Paul Baptist Church, a thriving, historic church that has been in the Belmont neighborhood since 1969.

The Belmont neighborhood is located adjacent to downtown Charlotte and traces its roots to the nineteenth century when it was built as a working class neighborhood. The neighborhood has gone through ups and downs throughout its history but is currently experiencing rehabilitation and gentrification due to its historic homes and proximity to uptown Charlotte. In 2010, St. Paul Baptist and Zechariah Alexander CDC were successful in rezoning all or a portion of four blocks surrounding the church. The Master Plan as reflected in the rezoning was to build affordable housing for both seniors and families, provide permanent parking for the church, and allow for a future child development center. The redevelopment of these four blocks will bring high-quality, affordable rental housing to a community that is currently experiencing gentrification pressures that threaten the ability of long-time residents to stay in the neighborhood.

Allen Street Residences for seniors will consist of one building with 60 new construction senior apartments serving households 55 years and older. Allen Street Residences for families will consist of one multi-family building and six townhome buildings with the new construction of 52 new construction family residents. All the homes will serve households earning no more than 50% and 60% of the area median income.

The **TENNESSEE** Housing Trust Fund expands housing options for very low income Tennesseans by leveraging Tennessee Housing Development Agency funds with private sector investment and matching funds from local grantees. The Housing Trust Fund is financed by profits in the mortgage loan program. https://thda.org/business-partners/htf

The THTF resources are used to assist the following programs:

- The Competitive Grants Program provides grants for the rehabilitation or construction of affordable rental housing for very low income families and individuals.
- The Emergency Repair Program provides grants of up to $10,000 to elderly homeowners and homeowners which include a family member with a disability.
- The Housing Modification and Repair Program is administered by the United Cerebral Palsy of Middle Tennessee in partnership with nonprofit organizations across Tennessee to build ramps and improve the accessibility of homes for low income individuals with disabilities.
- The Rebuild and Recover Program provides resources to local communities impacted by a weather-related incident that does not rise to the level of a presidential or state declared disaster.
- The THTF also provides funding to Habitat for Humanity of Tennessee to support the construction of single family homes across the state.

In Nashville, the 12 Garden Street development is an eight-unit complex constructed for low-income residents with intellectual and developmental disabilities (IDD) who wish to live independently. Created in partnership with the Nashville Intellectual and Developmental Disability Housing Group, Trevecca Nazarene University, and Vanderbilt Divinity School, 12 Garden Street allows individuals with IDD to live next door to divinity students who have volunteered to provide assistance as needed. These

12 Garden Street in Nashville: before and after renovations by Urban Solutions.

new homes were available in 2015. The Tennessean covered the impact of this development with stories of its success. http://tnne.ws/25AJdYC

There are nearly 7,000 people on the state's waiting list for a Home and Community Based Services (HCBS) waiver—a number that grows larger every month—and many young people with IDD have been waiting for years for this vital housing support. By rule, these individuals have no more than $2,000 in assets. The development involved extensive energy-efficient renovations and has had a positive impact on the local neighborhood by removing a known location of drug and criminal activity.

The **PHILADELPHIA, PENNSYLVANIA** Housing Trust Fund has allocated funding to specific housing preservation and home repair programs http://philadelphiahousingtrustfund.org/. Half the homes in Philadelphia are at least 70 years old.

1. Existing Housing Preservation: Provides financing to nonprofit organizations to make investments that will preserve existing rental housing developments.
2. Basic Systems Repair Program: Provides grants to low income homeowners to upgrade major systems in their homes such as electrical, plumbing, heating, roofs, and structural repairs.
3. Targeted Housing Preservation Program: Provides grants to support the preservation of owner-occupied homes in a geographically targeted area, including improvements that also benefit the broader neighborhood.
4. Adaptive Modifications Program: Provides grants to make existing homeowner or rental homes accessible to people with disabilities.
5. Homeownership Rehabilitation Program: Provides financing for the acquisition and rehabilitation of vacant homes requiring moderate rehabilitation for sale to low-and moderate-income first time homebuyers.

The Housing Trust Fund has preserved or modified 16,650 homes since its creation in 2005. Gentrification continues to put pressure on existing neighborhoods. With an active Land Bank http://www.philadelphialandbank.org/ the City is advancing several strategies.

The Philadelphia Housing Trust Fund published its 10th anniversary report which not only received good press coverage but offered to the community and elected officials a very thorough and inspiring coverage of its impact throughout Philadelphia.

http://www.phila.gov/dhcd/wp-content/uploads/2015/12/htf-ten-year-report.pdf

PHILADELPHIA HOUSING TRUST FUND | IMPACT AT A GLANCE FY2006–2015

- 1,482 new or rehabilitated homes
- 2,281 major home repairs
- 1,381 homes made more accessible
- 12,986 emergency heater repairs
- 2,713 households prevented from becoming homeless
- 6,399 households received utility assistance
- 9,655 construction workers employed
- 4.7% property value increase near HTFund developments

Since its creation in 2005, the Philadelphia Housing Trust Fund has provided invaluable resources to revitalize and strengthen communities across the City. The Fund is a vital financial resource for the development of affordable housing opportunities, for preservation of existing housing, eliminating blight, and for homelessness prevention. The Fund strengthens local housing markets, serves vulnerable populations, supports green developments and working utilities promoting neighborhood sustainability and cost savings for residents.

The Philadelphia Housing Trust Fund supported Volunteers of America in preserving 40 apartments and building sixteen new apartments in a neighborhood near Temple University in North Philadelphia—an area experiencing gentrification. Station House will provide homes for homeless persons with incomes below 30% of the area median income. Residents will have access to employment opportunities, social supportive services and medical facilities nearby.

ADDRESSING RURAL HOUSING NEEDS

Some state housing trust funds have been careful to ensure that available funding reaches all parts of the state, including rural areas outside the major metropolitan areas. Obviously, this is critical in helping ensure that the affordable housing needs of all communities throughout the state are addressed. It is also an important opportunity most state housing trust funds offer, because the skills required to provide affordable homes in rural areas can benefit from the flexibility available through these funds. And state legislatures, which typically control the future of state housing trust funds, more often than not, take note of where the funds are going.

Available rural housing is critical in helping ensure that the affordable housing needs of all communities throughout the state are addressed.

The goal of supporting affordable housing in rural areas can be met in several ways through state housing trust funds. Some of the state enabling initiatives, described elsewhere in this report, ensure that all counties in the state have the opportunity to participate (like Pennsylvania and Washington). Some state housing trust funds have statutory requirements to provide a portion of the funds to rural areas or to distribute funds to all parts of the state. Some examples are:

- The Nebraska Affordable Housing Trust Fund is statutorily required to distribute a portion of its funds, by formula, to distinct regions throughout the state, including Native American tribes.
- The Florida Sadowski Housing Trust Fund supports the State Housing Investment Partnership (SHIP) Program which guarantees funds to each county and entitlement cities (meeting certain requirements) throughout the state.
- The Washington State Housing Trust Fund is also statutorily required to provide at least thirty percent of funds in any given funding cycle for activities located in rural areas of the state as defined by the department. If the department determines that it has not received an adequate number of suitable applications for rural projects during any given funding cycle, the department may allocate unused moneys for projects in non-rural areas of the state.
- The Ohio Housing Trust Fund provides no less than 50% of their available funds for grants and loans that provide housing and housing assistance to households in rural areas and small cities (defined as not qualifying as a participating jurisdiction under the HOME Investment Partnerships program).
- The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund is required to spend not less than 50% of funds in the most rural counties in the state (defined as fifth, sixth, seventh and eighth class counties) for funds coming from the Impact Fees on Marcellus Shale Unconventional Wells.

Thirteen state housing trust funds responded that some funds are set aside to support affordable housing in rural areas. These are:

- Florida State Housing Trust Fund & Local Government Housing Trust Fund
- Kansas State Housing Trust Fund
- Montana Housing Trust Fund
- Nebraska Affordable Housing Trust Fund
- Nevada Housing Trust Fund
- Ohio Housing Trust Fund
- Oregon General Housing Account Program
- Oregon Housing Development Grant Program
- Pennsylvania Housing and Rehabilitation Enhancement Fund
- South Dakota Housing Opportunity Fund
- Texas Housing Trust Fund
- Utah Olene Walker Housing Loan Fund
- Washington State Housing Trust Fund

South Dakota: *Housing Opportunity Fund*

The South Dakota Housing Opportunity Fund promotes economic development in South Dakota by expanding the supply of safe affordable housing targeted to low and moderate income families and individuals. The Fund commits 70% of its funding to areas of the state that are outside municipalities with populations of 50,000 or more. This policy ensures that all parts of the state will benefit from the trust fund and the progress reports mapping where developments have received support from the Fund confirm that this goal is achievable. http://www.sdhda.org/housing-development/housing-opportunity-fund.html

The Doland Tri-Plex emerged to sustain affordable housing for residents in Doland, South Dakota.

The Doland Tri-plex Project is new construction of a housing complex in Doland, South Dakota, which has a population of around 190 people. The building includes two 3-bedroom homes and one larger 2-bedroom home. Each structure has two bathrooms, extra storage, and an attached garage. The Local Opportunity Company developer used local investors as well as a loan from BASEC, a local community development agency, to leverage a grant from the South Dakota Housing Development Authority's Housing Opportunity Fund.

The idea emerged when retiring school teachers stayed in Doland, making the lack of affordable homes for new teachers an apparent issue. Providing funds for the needed homes, the state's Housing Opportunity Fund contributes to the sustainability and vitality of rural communities.

Nebraska: *Affordable Housing Trust Fund*

The Nebraska Affordable Housing Trust Fund supports safe affordable homes and enhances economic development throughout the State with revenue generated through the State's Documentary Stamp Tax. For the 2015 calendar year, NAHTF awarded $7,824,510, matched by $2,283,698 from the grantees; created 194 housing units; and generated 163 employment positions. These jobs may be at businesses that directly support the activity, including lumberyards, home supply stores, furniture stores, or at businesses that support the households of construction workers, such as grocery and retail stores.

According to the Trust Fund statute and regulatory requirements, no less than 30% of the funds allocated annually must be provided to each of the three Congressional Districts, ensuring funds support communities across the state. http://www.neded.org/affordable-housing-program

Aurora, Nebraska, with a population around 5,000 is 70 miles west of Lincoln. The NAHTF supported Dana Point Development Corporation in the construction of Cottage Park II—a 6-unit duplex for seniors aged 55 years and above. Each home includes three bedrooms, two baths, with an attached single car garage and an extra storage area. Covered back porches are accessed by a French door off the dining area. The Energy Star appliance package includes range/oven, dishwasher, built-in microwave, fridge and washer/dryer. Exteriors are landscaped with grass, plants/trees and underground irrigation. In less than ten months, every home was completed and occupied.

Dana Point Development Corporation provides needed housing for seniors in Aurora, Nebraska.

ADVANCING ENVIRONMENTAL GOALS

Housing Trust Funds Embrace Energy Conservation

Energy is the highest variable operating cost in affordable housing, materially affecting both owners and residents.[1] Making affordable rental housing more energy and water efficient is a cost-effective way to reduce energy consumption, maintain housing affordability, and create healthier more comfortable living environments for residents.

Several studies across the country provide solid evidence about the savings to households from increased energy efficiency. A report by the Virginia Center for Housing Research at Virginia Tech and Housing Virginia found **that the average resident of an energy efficient apartment saves an average of $54 per month on their electricity bill, amounting to annual savings of $648 per resident.**[2]

Housing trust funds across the country recognize the important role that energy and water efficiency can play in maintaining affordable housing and improving the health and well-being of residents. Nineteen state housing trust fund (40% of respondents), nine county housing trust funds (31% of respondents), and 19 city housing trust fund (30% of respondents) reported energy efficiency improvements in existing housing as an eligible activity. Within that category, trust funds identified specific eligible activities including weatherization or energy efficiency upgrades, renewable energy, and water efficiency upgrades as shown in Table 1.

TABLE 1: Eligible activities for energy and water improvements in existing housing

	Weatherization/Energy efficiency upgrades	Renewable Energy	Water Efficiency Upgrades
State Housing Trust Funds	19	9	11
City Housing Trust Funds	19	14	13
County Housing Trust Funds	8	6	6

Housing trust funds support energy and water upgrades or the incorporation of renewables—solar, wind, or geothermal energy—in a variety of ways. Seven trust funds reported requiring energy audits for existing properties to help owners identify opportunities for energy and water efficiency upgrades. Other trust funds reported requiring funding recipients to benchmark the energy and water use of the property.

1 http://www.naahq.org/sites/default/files/naa-documents/income-expenses-survey/2013-Income-Expenses-Summary.pdf

2 http://www.housingvirginia.org/energy-efficiency-affordable-housing/

Benchmarking is the process of comparing the energy performance of similar buildings either within a complex or portfolio, or compared to similar facilities elsewhere. This allows owners to improve operations and maintenance, and identify opportunities for energy and water upgrades.

TABLE 2: Housing trust fund requirements for energy and water efficiency

	State Housing Trust Funds	County Housing Trust Funds	City Housing Trust Funds
Third-party/green-building certification	5	1	5
Energy Audits	3	1	3
Adherence to specific energy performance levels	5	1	9
Benchmarking energy use	0	1	2

In addition, ten housing trust funds reported coordinating with local utilities or marketing utility program offerings to owners and developers. Utilities often have efficiency programs designed to help owners of affordable housing invest in energy efficiency repairs and improvements, yet they lack the capacity or expertise to effectively reach the community of affordable housing owners and developers. Because of their inherent flexibility, housing trust funds are well-positioned to market energy efficiency programs to affordable housing owners and developers and coordinate funding and utility-sponsored rebates and incentives to maximize investment. Twenty housing trust funds reported giving extra points for energy efficiency improvements in existing housing developments funded.

For more information on increasing energy efficiency in affordable housing, visit Energy Efficiency for All, at http://energyefficiencyforall.org/.

The Affordable Housing Commission (AHC) of St. Louis, Missouri requires, as a condition of funding, that all development projects complete a Laclede Gas High Efficiency Program Rebate Application and an Ameren Missouri Energy Efficiency Rebate and Incentive application to determine the projects' eligibility for utility-sponsored rebates and incentives.[3] The AHC also recommends all projects benchmark the energy use of the property.

3 https://www.stlouis-mo.gov/government/departments/affordable-housing/documents/fall-2015-notice-of-funding-available.cfm

Arlington County, Virginia Supports the Macedonian

Arlington County, Virginia's Affordable Housing Investment Fund (AHIF) includes specific guidelines for achieving sustainability and incorporating water and energy conservation features. Projects receiving funding from AHIF must be designed or renovated to achieve U.S. Environmental Protection Agency (EPA) ENERGY STAR Multifamily High Rise Program requirements or to meet the requirements of other green building certifications, including the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) or EarthCraft. In addition, preference and other financing incentives are available to projects that commit to benchmarking, ongoing monitoring (an annual or biennial energy audit), the installation of solar or the execution of a solar feasibility study, and educating residents to reduce energy use.

The Arlington County Affordable Housing Investment Fund provided funds to support the development of the Macedonian, a building that provides 36 affordable one- and two-bedroom apartments for families earning up to 60% of the area median income, including six units affordable at or below 50% of area median income. Five apartments are dedicated to Arlington County's Supportive Housing Program for persons with disabilities. The development is a cooperative effort between the developer, AHC Inc., and the Macedonia Baptist Church, which owns the property and provided a 65-year lease for the development.

The Macedonian in Arlington County, Virginia. Photo courtesy of housing.arlingtonva.us

The building fits within the County's Nauck Village Center Action Plan, which encourages mixed-use development and commercial retail on the ground floor. As a four-story building featuring a partial green roof with plants and other green features to help lower energy costs and water consumption, the Macedonian was the first new multifamily building in Arlington to receive EarthCraft certification. And it is a smoke-free building!

The Affordable Housing Investment Fund (AHIF) is the County's main financing program for affordable housing development. Since its creation in 1988, AHIF has helped to create the majority of Arlington's more than 7,000 affordable rental units that benefit low- and moderate-income households. In conjunction with the Affordable Housing Ordinance, this revolving loan fund provides incentives for developers through low-interest loans for new construction, acquisition and rehabilitation of affordable housing. Since 2000, the County has originated more than $200 million in loans for affordable units from local and federal funds, loan repayments, and developer contributions. A total of $13.7 million was allocated for AHIF for Fiscal Year 2017. Please see https://housing.arlingtonva.us/ for more information about Arlington County's affordable housing programs.

Philadelphia, Pennsylvania Housing Trust Fund Pilot Program

The Philadelphia Housing Trust Fund has supported a pilot program for energy efficient cool roofs. The Energy Coordinating Agency (ECA), a local nonprofit, has launched EnergyFIT Philly to demonstrate an innovative approach to the prevention of homelessness. By preserving affordable homes that are currently ineligible for energy conservation programs due to leaky roof and other home repair needs, the project aims to reverse the downward slide of low income neighborhoods that have concentrations of homes in poor condition. ECA completed an analysis of the neighborhoods which have the highest density of low income residents who have been rejected for weatherization services within the last two years due to the deteriorated condition of their homes and selected Mantua as the first target neighborhood. Mantua is located in West Philadelphia, north of University City.

Funded by the Oak Foundation and the City of Philadelphia's Housing Trust Fund, EnergyFIT Philly is leveraging weatherization funding from the Commonwealth of Pennsylvania and local utilities. ECA is sharing lessons learned to inform public policy to effectively preserve affordable housing and stabilize low income households at highest risk of becoming homeless by coordinating housing and energy funding. All of these homes were in such poor condition they could not have been weatherized through existing programs. Of the 30 homes in Mantua successfully preserved through Phase 1 of EnergyFIT Philly, all received home repairs, which included some combination of: new roofs, masonry repair, electrical, plumbing, carpentry, dry wall and related repairs. All homes received extensive energy efficiency improvements that will make their homes warmer in winter and cooler in summer. ECA projects that total energy savings will range from 25% to 50% for these households, which will translate to savings of $250 to $500 per household per year for years to come.

Basic home repairs were provided in 30 homes in Phase 1, including roof replacement for 15 homes. Fourteen of these were exterior spray foam (SPF) cool roofing systems, all of which required a tear off of all old roofing material. Most also required masonry repair to chimneys and parapets, and many also required replacement of the barge board and other wood trim.

The Energy Coordinating Agency at work with EnergyFIT cool roofing repairs in Philadelphia, Pennsylvania.

Housing Trust Funds Advance Transit Oriented Development

Locating affordable housing near transit opportunities is another clear environmentally conscious policy with potential cost savings for residents of affordable housing. Housing trust funds, because of their flexibility, offer a unique opportunity to ensure that affordable housing is provided near transit opportunities and is intentionally incorporated as land use decisions are made around transit centers.

There are a growing number of resources around transit oriented development, including the relatively new website: https://todresources.org which is a project of the Federal Transit Administration administered by Smart Growth America.

Fifty-eight housing trust funds responding to the survey identified transit-oriented development as an eligible activity for their housing trust fund. This practice was most common for city housing trust funds and several give extra points for applicants whose proposal would advance the goal of providing affordable housing near available transit opportunities. Here are just a few examples:

- The Asheville, NC Housing Trust Fund states simply in its application guidelines that: projects developed along transit corridors will receive more points in the scoring process, among several other priorities.
- The San Diego, CA Housing Trust Fund gives a priority to applications that qualify as Transit-Oriented Development (TOD)/workforce housing.

MINNEAPOLIS, MINNESOTA AFFORDABLE HOUSING TRUST FUND

Minneapolis created its Affordable Housing Trust Fund in 2003 with a goal of $10 million in annual funds. In 2015, $10.5 million was committed to the Minneapolis Affordable Housing Trust Fund to assist in financing the production and preservation of affordable and mixed-income rental housing developments. Along with federal funds, including HOME and CDBG, the Trust Fund is promoted as a catalyst for advancing community revitalization and reinvestment and receives general funds and tax increment financing revenues from the City.
http://www.ci.minneapolis.mn.us/cped/rfp/AHTF_home

The Affordable Housing Trust Fund promotes creating affordable housing in close proximity to the expanding transportation system in Minneapolis by utilizing points for doing so in the selection criteria for funding from the Trust Fund. A funding proposal needs at least 20 points in two selection criteria (financial soundness/management and economic integration) and 86 points in all categories to be underwritten and considered for funding. Among these is a potential 20 points for proximity to transit and jobs, defined as:

- Transit-Oriented Development - The project is located within .50 miles of high service local fixed route transit or within .50 miles of a transit stop served by an express route or a limited stop route (10 points).
- The project is located within .25 miles of any other transit stop (5 points)
- Proximity to Jobs – Maximum number of points is 5.
- Density: Higher Density Development – Maximum number of points is 5.

Since its inception, more than 6,100 affordable homes have been supported by the Trust Fund. For every $1 invested, an average of $9 in other public and private funds is committed to these activities. The City's Affordable Housing Policy requires that when the Affordable Housing Trust Fund assists housing developments of ten or more homes, at least 20% must be affordable to households earning no more than 50% of the area median income. The AHTF Advisory Committee (members chosen by the Mayor and City Council) formulate selection criteria used to score and rank proposals.

CommonBond Communities celebrated the grand opening of an affordable housing community in North Minneapolis in the summer of 2015. West Broadway Crescent provides 54 two- and three-bedroom apartments affordable to households earning no more than 50% or 60% of the area median income. The complex was fully leased in five months. Amenities include a pocket park and a tot lot, bike racks, and an enhanced transit stop.

CommonBond Communities is the Midwest's largest nonprofit provider of affordable housing with services, developing and managing more than 9,000 affordable rental apartments and townhomes throughout 50 cities in Minnesota, Wisconsin and Iowa. http://commonbond.org/

CommonBond Communities' West Broadway Crescent leased up in five months near an enhanced transit stop in Minneapolis, Minnesota.

Housing trust funds also have the opportunity to be a valued partner in advancing plans for transit oriented development within jurisdictions. Here are a couple of examples:

ATLANTA BELTLINE AFFORDABLE HOUSING TRUST FUND

The Atlanta City Council created the Atlanta BeltLine Affordable Housing Trust Fund to advance affordable housing opportunities throughout Atlanta BeltLine neighborhoods. The Atlanta Beltline is a regional redevelopment initiative creating a network of parks, trails and transit along a 22-mile corridor that circles downtown Atlanta. It connects many neighborhoods in the region, providing unique opportunities to advance neighborhood preservation and vitality.

Affordable Housing Trust Fund dollars are used to create and preserve both owner occupied and rental housing with 15% of net bond proceeds dedicated to the Fund. To date, $8.8 million has been committed to the Fund, which is administered by Invest Atlanta. Through the end of 2015, this funding has helped create 1,025 affordable homes throughout neighborhoods along the Atlanta BeltLine. For more information, visit: http://beltline.org/programs/affordable-housing/

DENVER REGIONAL TRANSIT-ORIENTED DEVELOPMENT FUND

To advance creating and preserving affordable housing near transit, the City and County of Denver, the Colorado Housing and Finance Authority and the Colorado Division of Housing partnered with Enterprise Community Partners and Enterprise Community Loan Fund, several foundations, banks, and CDFIs to establish the Denver Regional TOD Fund. The Fund is capitalized with $24 million, making acquisition loans available to applicants working to create or preserve affordable housing in proximity to public transit throughout the seven-county metro Denver region. The Fund's goal is to support the creation and preservation of 2,000 affordable homes by 2024.

The Denver Regional TOD Fund is designed to enable nonprofit, for-profit developers, and housing authorities to acquire and hold properties for affordable housing preservation or future development. Borrowers contribute at least 10% cash equity for each property utilizing the fund and funds are leveraged through public and quasi-public capital. Multifamily rental housing is targeted to households earning no more than 60% of area median income and multifamily for-sale housing is targeted up to 95% of area median income.

As of July 2016, the Fund had provided nearly $20 million for the creation or preservation of more than 1,100 affordable homes and about 150,000 square feet of community space at thirteen transit-accessible properties across the region. Not characterized as a housing trust fund, the potential for collaboration is high as Denver considers implementation of a new affordable housing plan and associated permanent revenue sources for housing.

Regional TOD Fund highlight: The Urban Land Conservancy, along with development partner Delwest broke ground with a new transit oriented development which includes 156 affordable apartments at the Colorado Station on the East Rail Commuter Line, which opened in April 2016. The new Park Hill Station Apartments are the first phase of a larger transit oriented community being planned around the station. ULC is working with the community to determine development plans that will create local jobs, and provide the surrounding neighborhoods with additional housing, retail and commercial space. Mayor Michael B. Hancock, RTD CEO Phil Washington and Paul Washington, Executive Director of the Denver Office of Economic Development all joined Delwest for the event, and all spoke of the need for affordable housing at this site. Delwest is now fully occupied.

For more information, visit:
http://www.enterprisecommunity.com/denver-tod-fund

http://www.delwest.com/press/delwest-announces-grand-opening-of-park-hill-station-offering-156-affordable-rental-units-in-denver/

HIGHLIGHTING SUCCESS

Housing trust funds, by definition, invest public dollars in the production and preservation of affordable housing and in eliminating homelessness by funding many different approaches. The commitment of public funds should suggest the obligation to report on how those funds have been used to both elected officials and the public. Equally important, however, is the role an annual report can play in documenting the positive impact investing in affordable housing has on every community. Recognizing that a housing trust fund can be undone in exactly the way that it was created, by an action from elected officials, and the constant demand on public resources should be convincing enough to brag about the success a housing trust fund can demonstrate.

Slightly less than half of the housing trust funds responding to the survey, indicated they produce an annual report and some of these are incorporated into more comprehensive agency/departmental reports. No question this is a task that absorbs staff time and administrative resources. Regardless, if these reports are done well they not only increase public awareness and support for affordable housing, but draw attention to the smart investment elected officials are making in communities.

Releasing Annual Reports on the Success of the Housing Trust Fund

ALEXANDRIA CITY, VIRGINIA published a report on the upcoming 30th anniversary of its Housing Trust Fund highlighting the City's on-going commitment to affordable housing. The report focuses on the positive outcomes of investing in affordable housing, including: leveraging more than $150 million dollars in public and private financing; constructing and preserving more than 1,100 affordable units; enabling homeowners and renters to remain in their homes by funding repairs and improvements; opening doors to homeownership; and keeping families out of homelessness.

Alexandria City, Virginia supports the Employee Homeownership Incentive Program through its Housing Trust Fund.

The report is available here: https://www.alexandriava.gov/uploadedFiles/housing/info/Housing%20Trust%20Fund%20Report%20-%20for%20web%20and%20electronic%20distribution%2004.04.16(2).pdf

The report highlights the complexity of financing affordable housing projects and importance of leveraging public dollars; the range of programs and projects funded through the HTF; and the impact of nonprofit organizations and housing developers that receive HTFund investment. For some eighteen years, the Housing Trust Fund has supported a variety of programs to help households become homeowners and through the Employee Homeownership Incentive Program provided City and school employees with loans making homeownership a possibility.

Community Activities to Build Understanding and Support for Housing Trust Funds

As important as annual reports are, there are other ways to highlight the good work of housing trust funds, from ribbon cutting ceremonies, to bus tours, to community parties and then some. Perhaps one of the most active public education and advocacy initiatives is in the Des Moines area where the **POLK COUNTY HOUSING TRUST FUND** (PCHTF) launched a multimedia campaign called "Can I Be Your Neighbor?" a few years ago and has been integrating it into their other events and community sponsorships.

The Polk County, Iowa Housing Trust Fund gains attention through its "Can I Be Your Neighbor?" community events.

The reason for the "Can I Be Your Neighbor?" campaign is one many of us can relate to – it was launched to help reduce the stigma of affordable housing by introducing Central Iowans to their neighbors in the workforce who make less than $36,000 annually. The faces of the campaign are workers that make their region a great place to live, from teacher's aides to EMTs, welders and grocers. The PCHTF secured marketing sponsors for each of the posters featuring workers and used that money and strategic trades with media and the area transit system for a highly-visible multimedia rollout the first year.

They created content for website pages (http://www.pchtf.org/canibeyourneighbor/) and arranged for the "Can I Be Your Neighbor?" campaign to be the sponsor of events – rather than the PCHTF. For example, the campaign sponsored Metro Arts Alliance's Jazz in July, and had a staffed booth at all 16 of its neighborhood concerts throughout the month, distributing information about the need for housing in each of the host communities.

In addition to its "Can I Be Your Neighbor?" campaign, the PCHTF leads an annual Affordable Housing Week each April, during which the organization hosts a variety of events to highlight the need for affordable housing in our region. 2016 marked the second year of the Housing Matters symposium, a half-day event bringing national speakers to Des Moines to discuss the impact of affordable housing on health, education, and economic development. Over 120 attendees from various sectors came to learn about these impacts and consider how affordable housing can advance their mission.

As part of Affordable Housing Week, PCHTF renamed their popular Design Challenge competition to "Can I Be Your Neighbor Design Challenge" which offers high school industrial technology students the opportunity to design an affordable home for a fictional low-income family. The winners receive scholarships to support their college education as well as the opportunity to present their design work to a panel of professional judges. In its fourth year, the competition has raised awareness of affordable housing needs in these students and in the parents and teachers who helped them through the process.

PCHTF staff also lead public tours of affordable housing throughout the metro. This tour is one of two annually (Spring and Fall), held either aboard a chartered bus or by walking around a neighborhood. The tours represent an opportunity to showcase the work of the community's housing providers and destigmatize affordable housing, all while highlighting various community issues on an interactive, mobile tour of the Des Moines region. The tours generally attract up to 50 community members from business, nonprofits, and the general public.

Affordable Housing and Homeless Advocates Can Highlight Success Stories

Housing advocates and others can play a critical role in advancing the support for housing trust funds. In **WASHINGTON, D.C.,** the Coalition for Nonprofit Housing and Economic Development (CNHED) has produced reports and provides information that has not only won funding for the Trust Fund but advances support and understanding of its importance. On their website, they have reports and an insightful case study of their last campaign: https://www.cnhed.org/housing-for-all-campaign/.

Washington DC Housing Production Trust Fund

- It has produced and preserved over 7,500 units of affordable housing across every Ward in the District.
- Estimated conservatively, more than 15,000 DC residents currently live in units funded by the Trust Fund.
- It has invested $320 million in DC neighborhoods and leveraged an additional $794 million of financing from private and other sources, for a total of $1.1 billion in development.
- For every dollar invested from the Trust Fund, $2.50 was invested from other sources.

- It has created an estimated ten thousand short-term and permanent jobs.
- It has strong guidelines that prescribe levels and lengths of affordability to serve District residents with the greatest housing need.
- It has been used to add or improve housing across the Continuum of Housing: supportive housing, affordable rental housing, and affordable ownership housing.
- When used with DC's Tenant Opportunity to Purchase Act, it provides tenants with the opportunity to stay in their homes and preserve affordable housing for themselves and their neighbors.

JUBILEE HOUSING is a nonprofit organization whose mission is to build diverse, compassionate communities that create opportunities for everyone to thrive. Jubilee envisions a city and a world where access to basic resources and opportunities are available to all people and where people live out these opportunities in context of supportive community. Since 1973, Jubilee had provided service-enriched housing that combines stable, affordable housing with a variety of programs based on needs determined by and with the community. Today, as low and moderate income families are being squeezed out of the District due to lack of affordable housing, Jubilee makes sure they can benefit from the progress of the city, creating justice housing.

http://www.jubileehousing.org

Ontario Court Apartments
by Jubilee Housing in Washington, D.C.
http://www.jubileehousing.org

Among the numerous affordable housing opportunities the Trust Fund has made possible is Ontario Court Apartments, developed by Jubilee Housing. The Ontario Court Apartments are representative of Jubilee Housing's model that supports housing stability and services that provide opportunities. Ontario Court Apartments consists of 27 affordable homes, the majority leased to residents making less than 30% area median income.

Using $3.4 million from the Housing Production Trust Fund along with other funding for the $9.3 million redevelopment, Jubilee Housing preserved the housing, while creating an on-site early childcare development center: Jubilee JumpStart, which supports 50 low-income children from six weeks to five years old. The Ontario Court Apartments and Jubilee JumpStart provide great opportunities for low-income families in Adams Morgan. It has allowed low-income households to stabilize, escape rent burden and reach larger life goals; young children are prepared to thrive, through nurturing cognitive, language and emotional development; and parents can work without worrying about childcare.

Mary McBride is a singer/songwriter who does performances in cooperation with low-income communities where residents perform as well. This performance was at the Low Income Housing Institute's Ernestine Anderson Place in Seattle building a partnership within the community.

Housing Trust Fund Project of the Center for Community Change

The Housing Trust Fund Project is part of the Center for Community Change and has led the housing trust fund movement across the country for the last thirty years. We maintain a clearinghouse of information and expertise for housing trust fund initiatives. The Project works to advance a basic solution to the need for affordable homes in communities throughout the United States by working directly with advocates in communities and states across the country to advance housing trust funds.

This country has the capacity to provide affordable housing, but we have not yet committed the resources to make that happen. The housing trust fund model is a replicable, flexible, concrete policy dedicating public revenue to support affordable homes for those most in need. The Center for Community Change's mission is to build the power and capacity of low-income people, especially low-income people of color, to change their communities and public policies for the better.

www.communitychange.org

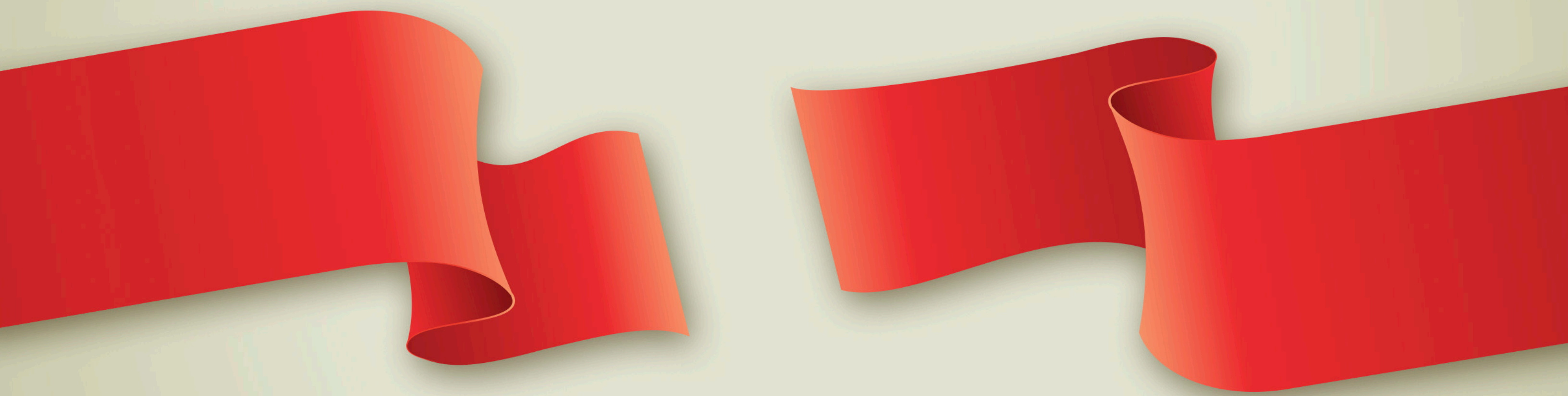
www.housingtrustfundproject.org

On the cover:

Residents enjoying a housing first development: Florence House, provided by Avesta Housing in Portland, Maine. http://www.avestahousing.org/

Nashville, Tennessee Mayor Megan Barry joins in a ribbon cutting ceremony celebrating the success of the Barnes Affordable Trust Fund. http://www.nashville.gov/Mayors-Office/Economic-Opportunity-and-Empowerment/Affordable-Housing/Barnes-Fund.asp

Children living at Meadowbrook View Apartments stand on a community art project supported by the Low Income Housing Institute of Seattle, Washington. http://lihi.org/properties/meadowbrook-view/



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