



North Carolina Coalition

securing resources ■ encouraging public dialogue ■ advocating for public policy change

to End Homelessness

P.O. Box 27692 Raleigh, NC 27611
info@ncceh.org www.ncceh.org 919.755.4393

Housing Trust Fund Talking Points

The North Carolina Housing Trust Fund (HTF) is the state's most flexible housing resource – able to finance home ownership and rental apartments, new construction, rehabilitation, and emergency repairs. It also provides the state's largest source of funds to finance supportive housing, emergency repairs, and accessibility modifications.

For the first time in 22 years, we have the opportunity to secure a dedicated source of revenue for the NC Housing Trust Fund. Having a sustainable funding source that will grow as the economy rebounds means more safe, quality, affordable housing for persons with disabilities, seniors living on a fixed income, homeless families, victims of domestic violence, and low-income working families.

Call or email your legislators today and ask them to support [HB 574](#) and [SB 462](#).

To find the contact information for your legislator go to <http://www.ncga.state.nc.us/GIS/RandR07/Representation.html>

The Issue:

HB 574 and SB 462 modify the distribution of the revenue from a real estate tax to include the NC Housing Trust Fund. It would ensure that some of the money generated from real estate sales is used to fill the housing affordability gap. The Housing Trust Fund would share this revenue with the Parks and Recreation Trust Fund and Natural Heritage Trust Fund, allowing for both the preservation of open space and the creation and preservation of housing for our state's most vulnerable citizens.

Your Message:

Please support affordable housing and support HB 574 and SB 462.

[HB 574](#) and [SB 462](#) provide a dedicated revenue source for the NC Housing Trust Fund.

- These bills modify the distribution of the proceeds of the Excise Tax to include funding for the NC Housing Trust Fund, providing a dedicated revenue stream for affordable housing in North Carolina.
- The bills will not affect the funds to county governments – they will continue to receive 50% of total funds from the Excise Tax.
- The remaining DOR funds will be shared between the Housing Trust Fund (50%), the Parks and Recreation Trust Fund (37%), and the Natural Heritage Trust Fund (13%).

Why should the NC Housing Trust Fund be a recipient of this tax revenue?

- This legislation provides a stable source of revenue for the NC Housing Trust Fund that will continue to provide resources on an ongoing basis without the need for annual appropriations.
- It would logically re-direct some of the revenue generated by real estate sales to bridge the existing housing affordability gap. The Housing Trust Fund finances quality, efficient and affordable housing that the market would not otherwise build.

Background Information on the North Carolina Housing Trust Fund

The North Carolina Housing Trust Fund creates housing solutions for our most vulnerable populations:

- Historically, nearly 84% of Trust Fund housing benefits very-low-income households (below 50% of local median income). Nearly 50% of Trust Fund housing benefits extremely-low-income households (below 30% of local median income).
- The Housing Trust Fund is the state's most effective tool for financing emergency housing, transitional housing, housing for people with disabilities, and housing for survivors of domestic violence. It currently provides funding for 58 housing projects that serve persons who are homeless, and many more are proposed. Examples of projects funded by the NC Housing Trust Fund include:
 - Interact, Raleigh: first of its kind in North Carolina domestic violence shelter with integrated services under one roof
 - Hospitality House, Boone: emergency shelter for persons experiencing homelessness
 - My Sister Susan's House, Greensboro: transitional housing for pregnant teens who are homeless
 - Freedom Ridge, Fayetteville: transitional housing for veterans who are homeless
- The HTF is used to make emergency repairs and accessibility modifications for very low income seniors and persons with disabilities, preventing displacement from their homes.

The Trust Fund has improved housing in all 100 counties and has won three national awards. The Housing Trust Fund yields tangible results:

- 23,000 homes built or rehabilitated
- 14,500 jobs created
- \$819 million in construction and rehabilitation
- In 2010, every \$1 of state funds produced \$6.70 of housing

The Housing Trust Fund is a sound investment:

- Every \$1 the state invests yields \$5 of housing
- Every \$1 invested generates \$10.80 of wages and consumer spending

Please call and/or write your legislator today and urge them to vote YES on [HB 574](#) and [SB 462](#).

If you have further questions about these bills, or about the North Carolina Housing Trust Fund and how it helps persons who are experiencing homelessness, please contact Emila Sutton at emila@ncceh.org