The Multiple Benefits of Federal Housing & Energy Programs

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About NHT

The National Housing Trust protects, improves and maintains existing affordable housing so that low-income families can live in quality neighborhoods with access to opportunities.

Policy Innovation

Lending

Real Estate Development

Energy Solutions
Project-Based Rental Assistance (PBRA)

• PBRA = a public-private partnership which provides affordable housing for over 1.2M low- and very-low-income households across the country

• Average household income = under $13K

• 56% of PBRA households include someone with a disability or who is elderly

• PBRA properties are located in urban, suburban, & rural locations
Project-Based Rental Assistance (PBRA)

- Residents pay 30% of their income for rent, federal government provides the difference.

- According to HUD, all federal rental assistance only serves 25% of eligible residents.

- PBRA requires annual appropriations from Congress.

- Hundreds of contracts were not renewed during the government shutdown, creating uncertainty for owners & residents
Low-Income Housing Tax Credits (Housing Credits)

• The Housing Credit is a critical resource for preserving & building affordable housing.

• Since 1986, the Housing Credit has financed more than 2.8 million affordable apartments nationwide, at a rate of nearly 100,000 per year. These properties have provided roughly 6.7 million low-income families, seniors, veterans, & people with disabilities homes they can afford.

• Low-income residents pay no more than 30% of their income for rent.
Low-Income Housing Tax Credits (Housing Credits)

• The Housing Credit provides affordable housing to all 50 states & all types of communities, including urban, suburban, and rural.

• The federal government issues Housing Credits to states based on their populations each year.

• States then establish credit allocation plans & the Credits are then awarded to developers. Learn more about how states prioritize their various housing needs in the Housing Credit program by visiting our NHT’s database, PrezCat.
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