



## **Fast Facts!**

### *Preserving Affordable Housing in Rural America*

In light of the increased demand for affordable rental housing, the President's proposed budget for the Multi-Family Preservation and Revitalization and the Rural Development Demonstration programs are welcome developments.

<b>Multi-Family Preservation and Revitalization</b>	<b>FY 12 Appropriations:</b>	<b>\$2 million</b>
	<b>FY 13 Request:</b>	<b>\$34 million</b>
<b>Rural Development Vouchers</b>	<b>FY 12 Appropriations:</b>	<b>\$11 million</b>
	<b>FY 13 Request:</b>	<b>\$13 million</b>

### **Preserve Affordable Housing**

- ❖ Congress must further invest in innovative strategies—like those used by the current Multi-Family Preservation and Revitalization Demonstration program—to preserve affordable rental housing.
  - In FY 11, the demonstration program successfully used \$81.4 million in loan deferrals, 0 percent loans, soft seconds, grants, and subsequent loans to keep more than 2,600 units affordable in rural communities.
- ❖ In FY11, the Rural Development Voucher Demonstration program helped more than 2,600 families remain in a Section 515 unit after the owner pre-paid the mortgage and raised their rent. Over \$8.5 million was obligated for these vouchers, with a 95 percent renewal rate.

### **Why is it important?**

- ❖ Experts agree that a minimum of \$2.6 billion over the next 20 years is needed to preserve aging Section 515 properties and to rehabilitate or replace obsolete infrastructure.
  - Today, the average Section 515 property is more than 26 years old. 89 percent are at least 10 years old, and nearly two-thirds are more than 15 years old.
  - In the coming years, 90 percent of all Section 515 units will need additional funds to ensure adequate operation.
- ❖ Demand for preservation continues to outpace supply. In FY 11 alone, applications for the Multi-Family Preservation and Revitalization program totaled more than \$25 million, or 84 percent of the amount allocated that year.

### **Learn more about how the FY 2013 budget impacts rural communities.**

The National Rural Housing Coalition is national member organization of community groups, public officials, and non-profit developers who believe that rural people have the right, regardless of income, to decent, affordable housing, clean drinking water, and basic community services.