Q: PDAS Tregoning, what are your immediate goals for Community Planning and Development (CPD)?

A: I'm very excited to be leading CPD as HUD celebrates its 50th anniversary. I would like to address issues that will make HUD a better and more satisfying place to work for our dedicated employees, while continuing to innovate to get better results with grantee performance and community outcomes. Reducing the Office of Special Needs Assistance Programs’ Continuum of Care (Homeless Assistance) grants management workload and seeking some small but impactful changes to HOME that would not deter participating jurisdictions from new housing production. Also working to get “upstream” of adverse grant monitoring findings by doing earlier training or technical assistance are some
examples. Create different results for grantees if we can make key changes to the HOME program and continue to support existing housing. Instead of focusing on deadlines we should focus on production. I want HUD to become more of an organization that innovates, putting out ideas. I believe it is important that we are learning from each other and we are better equipped to face challenges.

Q: While serving as the Director of the District of Columbia Office of Planning, you transformed the District into a walkable, bikeable, eminently livable, globally competitive, and thriving city. What were your biggest challenges and how were you able to overcome them?

A: People who commute to Washington, DC, were one of the biggest challenges to address. Widening sidewalks or adding bike lanes can take away space for drivers. After several years of catering to commuters at the expense of residents, we decided to put the District’s residents first. So we created two-way streets instead of one-way streets, lowered speed limits, and reconnected more of our network of gridded streets. Sidewalks were added or widened, which attracted new restaurants and stores. As a city that has many transportation choices, it now has more convenient and safe neighborhoods. The District was able to reverse five decades of population loss and attract more residents.

I want HUD to become more of an organization that innovates….

I believe it is important that we are learning from each other and we are better equipped to face challenges.

CPD Leadership: Marion McFadden

Deputy Assistant Secretary for Grant Programs
Office of Community Planning and Development

Marion McFadden is the Deputy Assistant Secretary (DAS) for Grant Programs, Office of Community Planning and Development (CPD). Marion oversees the Community Development Block Grant (CDBG) program, CDBG disaster recovery, the HOME Investment Partnerships Program, the Housing Trust Fund, and the Office of Environment and Energy.

Before joining CPD, she helped guide the use of $50 billion in emergency funding for recovery from Hurricane Sandy. She served as chief operating officer and acting executive director for the Hurricane Sandy Rebuilding Task Force, was a founder of the Rebuild by Design competition (named by CNN.com as the first of 10 great innovations in 2013), and coordinated the post-task force Hurricane Sandy work at the U.S. Department of Housing and Urban Development (HUD) as a senior advisor to the secretary. She was a finalist for the Samuel J. Heyman Service to America Management Excellence Medal for her work on the Hurricane Sandy Rebuilding Task Force. For a dozen years, Marion served as program counsel to many of HUD’s grant and loan guarantee programs. She holds a B.A. from Northwestern University and graduated magna cum laude with a J.D. from Howard University School of Law. Marion won the 2015 City Year Comcast NBCUniversal Leadership Award.

Q: DAS McFadden, what inspired you to become a lawyer, and how has that led you to help others?

A: I was always drawn to the field of affordable housing because where we wake up is so closely tied to opportunities we have to succeed. I believed a law degree would be a great way to navigate the system. HUD Secretary Castro charged us with making opportunities real for the people depending on us—my law degree helps me find ways to do that.
Q: What are the top three outcomes you see for communities with the implementation of the Affirmatively Furthering Fair Housing (AFFH) rule?
A: I think people will gain a better understanding of their communities through data analysis. This will create a discussion among community members about where to invest resources. Many communities will begin to think more regionally and this will help with their decisionmaking.

Q: What do you believe local governments should do better to integrate neighborhoods?
A: The AFFH process is going to give communities the tools that they need. Local governments can become more strategic in how they use Federal grants so citizens’ lives can be improved.

Q: How can we give people of modest means a brighter future and access to resources and opportunities to get ahead?
A: CDBG provides tools that grantees use for economic development. They offer job training, recreation centers, and public services, which create jobs and opportunities for young people. I’m particularly excited about our new ConnectHome initiative, which is bringing Internet access and digital literacy to kids in HUD-funded housing.

The AFFH process is going to give communities the tools that they need.
Local governments can become more strategic in how they use Federal grants. So citizens’ lives can be improved and everyone has meaningful opportunities.

Affirmatively Furthering Fair Housing

On July 8, 2015, HUD announced a final rule, Affirmatively Furthering Fair Housing (AFFH), to provide communities that receive HUD funding with data and planning tools to help them meet the longstanding fair housing obligation. The rule represents a major milestone for reform to HUD’s fair housing planning requirements and will be a significant focus for CPD and its grantees over the coming years as it is implemented. As HUD Secretary Julián Castro affirmed in announcing the rule, “this important step will give local leaders the tools they need to provide all Americans with access to safe, affordable housing in communities that are rich with opportunity.”

HUD’s final rule defines AFFH as taking meaningful actions to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

What does this mean for HUD grantees? The AFFH Final Rule applies to States and local governments that receive CPD formula grants (CDBG, HOME, ESG, or HOPWA) as well as public housing agencies (collectively “program participants”). CPD grantees that up to now were required to conduct an Analysis of Impediments to Fair Housing Choice (AI) will now conduct a new Assessment of Fair Housing (AFH). Through assessments, program participants will identify fair housing issues, related contributing factors, and select AFFH goals. Fair housing program participants are required to assess four fair housing issues: (1) patterns of integration and segregation; (2) racially or ethnically concentrated areas of poverty; (3) disparities in access to opportunity; and (4) disproportionate housing needs. Based on the outcomes of the assessment, the Rule requires program grantees to set goals to overcome fair housing issues and related contributing factors.
As part of the fair housing assessment process, HUD is providing data for grantees to supplement local data and local knowledge informed by a robust community participation and consultation process. The department is also providing tools to help grantees identify fair housing issues in the community. On December 31, 2015, HUD issued the first AFFH Assessment Tool for Local Jurisdictions and Regional Collaborations. This year, HUD will also be introducing two additional Assessment Tools for States and Public Housing Agencies (PHAs).

Program participants will submit assessments to HUD based on the consolidated plan or PHA plan cycles. Once submitted, HUD will review AFHs within 60 days of receipt. HUD will either accept the AFH or provide the program participant with written notification regarding why it was not accepted and guidance on how it should be revised in order to be accepted. There are two bases for HUD to not accept a submission: (1) if an AFH is either inconsistent with fair housing or civil rights requirements or (2) if it is substantially incomplete.

When a program participant has an accepted AFH, it will incorporate its AFFH goals and strategies into the planning process. As part of the consolidated plan or PHA plan, a program participant will use the goals identified in the AFH to inform the strategies and actions. Grantees will report on their fair housing actions in relation to their goals as part of their performance reports. The cycle then restarts every 3 to 5 years with a new assessment and new goals, strategies, actions, and reporting.

ConnectHome Begins Implementation in 28 Communities Across the Nation

Last year, President Obama declared that bridging the digital divide is one of the greatest challenges facing America in the 21st Century. “Internet is a public utility, like water” says HUD Secretary Julián Castro. Secretary Castro demonstrated the power of digital connectivity in the classroom by hosting a simultaneous real-time Google Hangout with students across the country. ConnectHome is helping to bring digital connectivity to low-income families from coast to coast.

What is ConnectHome?

ConnectHome is about building local partnerships to create access to the Internet at home. HUD is collaborating with EveryoneOn and US Ignite, who worked with private- and public-sector leaders to build local partnerships and gather commitments that will increase access to the Internet for low-income Americans. These partnerships will bring broadband, technical assistance, and digital literacy training to students living in public and assisted housing across America.

Where are the initial pilot ConnectHome communities located?

ConnectHome is connecting stakeholders in 28 communities around the country to incubate strategies and relationships for communities across the country to join.

HUD selected these communities through a competitive process that took into account local commitment to expanding broadband opportunities; presence of place-based programs; and other factors to ensure all are well-positioned to deliver on ConnectHome. The pilot ConnectHome communities that are paving the way are as follows:
What groups are supporting ConnectHome?

- **Broadband:** CenturyLink, Cherokee Communications, Comcast, Cox Communications, Google, Pine Telephone, Sprint, SuddenLink Communications, Vyve Broadband
- **Digital Literacy, Education & Skills Training:** ABCmouse.com, American Library Association, Apploi, Best Buy, Boys & Girls Clubs of America, College Board, Common Sense Media, GitHub, Google, Khan Academy, PBS


For more information on EveryoneOn and US Ignite, please visit [http://everyoneon.org](http://everyoneon.org) and [https://www.us-ignite.org](https://www.us-ignite.org)

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"ConnectHome is expanding opportunity for our Nation’s next generation of inventors, CEOs, and artists," said Secretary Castro.

"Today’s announcement will transform the lives of kids across the country, opening the door for students to live up to their full potential and not be limited in what they can achieve."

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Cox Communications Announces Major Effort to Close the Digital Divide with HUD’s ConnectHome Initiative

Cox Communications announced on April 14, 2016, a major investment in its efforts to narrow the digital divide through its support of HUD’s ConnectHome initiative. Cox Communications is extending its Connect2Compete low-cost Internet offering to any HUD-assisted household with school-aged children within Cox’s service area. Cox operates six (6) clustered cable systems in 18 States: Arizona, Arkansas, California, Connecticut, Florida, Georgia, Idaho, Iowa, Kansas, Louisiana, Massachusetts, Nebraska, Nevada, North Carolina, Ohio, Oklahoma, Rhode Island, Virginia. It is the first Internet service provider within the ConnectHome umbrella to extend such an offering throughout its entire nationwide footprint. This investment from Cox Communications has the potential to impact nearly 250,000 students across the Nation currently residing in a HUD-assisted home.

“ConnectHome is expanding opportunity for our Nation’s next generation of inventors, CEOs, and artists,” said Secretary Castro. "Today’s announcement will transform the lives of kids across the country, opening the door for students to live up to their full potential and not be limited in what they can achieve."

Nearly two-thirds of America’s lowest-income households own a computer, but less than half have a home Internet subscription. HUD’s ConnectHome initiative strives to ensure that students can access the same level of high-speed Internet at home that they possess in their classrooms. In today’s 21st century global economy, 90 percent of college applications are submitted online. Students without access to high-speed Internet access are left without the tools and digital literacy skills critical for success.

Cox has led the industry by voluntarily offering affordable Internet service to low-income families with school-aged children. Along with the Federal Communications Commission, Cox is a founding partner of the Connect2Compete program, which is modeled after an Internet adoption initiative the company established in the late 1990s. Since 2012, more than 160,000 people have been connected to the Internet through Cox’s Connect2Compete efforts. Notably, more than half of low-income families who benefit from discounted Internet access report having seen improved grades for children in the home.
Committed to serving the students and their families across the community, the company also has funded more than 75 Cox Technology Centers across its 18-State footprint. Its commercial services division, Cox Business, provides Internet services to more than 7,400 schools serving 4 million students. To apply or learn more, visit www.connect2compete.org/Cox or call (855) 222-3252.

Broadband Proposed Rules

The Department has taken major steps to narrow the digital divide by initiating rulemaking that requires **HUD-funded new residential construction and substantial rehabilitation projects to support broadband Internet connectivity and to include broadband planning as a component of the Consolidated Planning process**. It should also be noted that Resilience to Natural Hazards will be a part of the Consolidated Planning process.

HUD’s Consolidated Plan is a planning mechanism designed to help States and local governments to assess their affordable housing and community development needs and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from HUD’s formula block grant programs. The **“Modernizing HUD’s Consolidated Planning Process To Narrow the Digital Divide and Increase Resilience to Natural Hazards”** proposed rule would amend HUD’s Consolidated Plan regulations to require that jurisdictions consider two additional concepts in their planning efforts.

The first concept is how to address the need for broadband access for low- and moderate-income residents in the communities that the grantees serve. Specifically, the proposed rule would require that States and localities that submit a consolidated plan describe the broadband access in housing occupied by low- and moderate-income households. If low-income residents in the communities do not have such access, States and jurisdictions must consider providing broadband access to these residents into their decisions on how to invest HUD funds. The second concept to be added to the Consolidated Plan process would require jurisdictions to consider incorporating resilience to natural hazard risks—taking care to anticipate how risks will increase due to climate change—into development of the Plan in order to begin addressing impacts of climate change on low- and moderate-income residents.

Through the **“Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing”** proposed rule, HUD continues its efforts to narrow the digital divide in low-income communities it serves by HUD by providing, where feasible and with HUD funding, broadband infrastructure to communities in need of such infrastructure. In this proposed rule, HUD proposes to require installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD. Installation of broadband infrastructure at the time of new construction or substantial rehabilitation is generally easier and less costly than when such installation is undertaken as a stand-alone effort. The proposed rule, however, recognizes that installation of broadband infrastructure may not be feasible for all new construction or substantial rehabilitation, and, therefore, the proposed rule allows limited exceptions to the installation requirements. Installing unit-based broadband infrastructure in multifamily rental housing that is newly constructed or substantially rehabilitated with or supported by HUD funding will provide a platform for individuals and families residing in such housing to participate in the digital economy, and increase their access to economic opportunities. For more information about Broadband Proposed Rules please visit:


**Current HOME Investment Partnerships and the upcoming Housing Trust Fund dollars can be used for broadband installation infrastructure and service delivery.**

Earlier this year, HUD issued FAQs on how funds can be used for broadband infrastructure.

- [View the HTF Broadband Infrastructure FAQs.](https://www.hud.gov/program_offices/offices_cdbg/programs/htf)
- [View the HOME Broadband Infrastructure FAQs.](https://www.hud.gov/program_offices/offices_cdbg/programs/home)
- [View the CDBG Broadband Infrastructure FAQs.](https://www.hud.gov/program_offices/offices_cdbg/programs/cDBG)


HUD’s Secretary Julián Castro and the Rockefeller Foundation announced the winners of the $1 billion National Disaster Resilience Competition (NDRC) on January 21, 2016. “Throughout the competition, States and communities began to transform the way they think about disaster recovery and resilience” said Principal Deputy Assistant Secretary Harriet Tregoning. Secretary Castro traveled to Norfolk, Virginia, where he joined Governor Terry McAuliffe in announcing the winners of the competition.

"Climate change is real and we must think more seriously about how to plan for it," said HUD Secretary Castro. "The grants we award today, and the other sources of capital these grants will leverage, will make communities stronger, more resilient, and better prepared for future natural disasters such as floods and wildfires. The National Disaster Resilience Competition exemplifies how government can work hand-in-hand with the philanthropic and private sectors to create lasting partnerships that will allow us to together face the challenges of tomorrow."

The awards will provide funding for resilient housing and infrastructure projects to States and communities that were impacted by presidentially declared disasters that occurred between 2011 and 2013. These ambitious projects will improve awarded communities’ ability to withstand and recover more quickly from future disasters, hazards, and shocks; reduce future risks; and advance broader community development goals within their target geographic area(s).

The National Disaster Resilience Competition winners are:

<table>
<thead>
<tr>
<th>States</th>
<th>Cities/Counties</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>California</td>
<td>New York City</td>
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<td>Connecticut</td>
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<tr>
<td>Virginia</td>
<td></td>
<td>$120,549,000</td>
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</table>

We were overwhelmed by the demand for funding, with $7 billion in requests for just $1 billion available. Many great projects could not be funded, so we are continuing to work with all of the applicants to identify other resources that might be used to implement or further refine their proposals.

For more information about the NRDC, please visit:


"Climate change is real and we must think more seriously about how to plan for it," said HUD Secretary Castro.

"... The National Disaster Resilience Competition exemplifies how government can work hand-in-hand with the philanthropic and private sectors to create lasting partnerships that will allow us to together face the challenges of tomorrow."
Provide Opportunity: New Affordable Housing With Accessory Dwelling Units

Demand for affordable housing is outpacing supply in metro areas all across the country. This forces families to spend a greater share of their income on housing and limits housing choice. In response, cities are exploring new ways, such as Accessory Dwelling Units (ADUs), to increase the affordable housing supply while preserving neighborhood character and creating opportunity for homeowners. Accessory Dwelling Units, sometimes referred to as “granny flats,” are additional living quarters on single-family lots that are separate from (but often contiguous to) the primary dwelling unit such as converted garages or carriage houses.

Some municipalities have adopted ADU programs to permit the use and construction of accessory units as an inexpensive way to increase affordable housing. ADUs help increase a community’s housing supply quickly and affordably because they cost less than new housing units to construct. They also benefit homeowners by providing extra income that can mitigate housing and property tax costs. Creating ADUs can be a cost-effective way to create affordable housing in communities of opportunity. An ADU can be constructed as an interior, attached, or detached unit. Interior units are located within the primary structure, attached units are connected to the primary structure, and detached units are separate—for example, built above a detached garage. Attached and detached units, which are visible on the exterior of the house, are typically designed to blend in with the primary structure and neighborhood architecture. Allowing the construction of ADUs offers an alternative to rental projects that would create large and expensive buildings, altering the characteristics of a neighborhood.

Case Study: Minneapolis

On December 5, 2014, the Minneapolis City Council voted 10 to 1 to approve an amendment to the zoning code that expanded the ability to build ADUs from one pilot neighborhood to any lot with single or two-unit homes. Council Member Lisa Bender, who introduced the ordinance, said, “The great thing about this ordinance is that it really fits people at all ages and different life points….It creates more affordable rental options in the city, and rental income can help homeowners stay in their homes.”

Barriers to ADU Development

There are a few common but significant challenges with ADU development. Many people say they were challenged in either obtaining financing or paying for construction or permitting fees. Another challenge is design constraints such as setbacks and height limits. Other barriers include working through the planning and permitting process.

If you are interested in using HOME or CDBG for ADUs, please contact your local HUD CPD Field Office.
HUD is proud to be partnering with KaBOOM!, the Robert Wood Johnson Foundation, Target, Playworld, and the National Endowment for the Arts in the Play Everywhere Challenge. The Play Everywhere Challenge, a national competition, will award $1 million in prizes of up to $50,000 each for the best replicable, scalable innovations in city redevelopment and design that help make play easy, available, and fun for kids and families. The Challenge, which closed on May 31, 2016, was developed by KaBOOM! in collaboration with the Robert Wood Johnson Foundation, Target, HUD, the National Endowment for the Arts, and Playworld. The selected applicants will be those that know their communities best and understand where kids and families can benefit most from increased spaces and chances to play. The funded projects will be creative, replicable solutions to make play a way of life in everyday and unexpected places—sidewalks, vacant lots, bus stops, open streets, and beyond—especially in communities where families struggle to make ends meet. Further, the projects will allow kids and families to play along the way to where they are going, rather than making a place to play a destination (like a playground). KaBOOM! will award grants up to $50,000 each in late summer 2016.

“Through the Play Everywhere Challenge, KaBOOM! is demonstrating how cities can engage kids and adults in creative play, building healthy communities…across the country.” — HUD Secretary Julián Castro

“Too often kids are an afterthought in cities and towns. We co-created this competition with KaBOOM! in order to inspire new ideas for low-cost ways to retrofit public spaces to be more family friendly and fun.”
— Marion McFadden, Deputy Assistant Secretary for Grant Programs, Department of Housing and Urban Development

“The Play Everywhere Challenge will provide opportunities to turn moments of frustration into moments of joy for kids, and their families going about their everyday lives.” — James Siegal, CEO, KaBOOM!

HUD is working with KaBOOM! and the National Endowment for the Arts to create the Play Everywhere Challenge because play is important for good health. Only 1 in 4 adolescents get the recommended 60 minutes of physical activity or active play per day. Play teaches skills such as collaboration, creativity, problem solving, resilience, and empathy and is essential for child development. Play, as a part of everyday life, strengthens communities.
Housing Trust Fund

Secretary Castro announced on May 4, 2016, that HUD allocated nearly $174 million through the Nation’s Housing Trust Fund (see list of State allocations below). The Housing Trust Fund is a new affordable housing production program that will complement existing Federal, State, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including families experiencing homelessness.

"Today, we offer another tool to help States confront a growing affordable rental housing crisis in this country," said Secretary Castro. "The Housing Trust Fund will be an enduring resource designed to producing more housing that is affordable to our most vulnerable neighbors."

Eight years after it was authorized by the Housing and Economic Recovery Act of 2008 (HERA), the Housing Trust Fund is only now being capitalized through contributions made by Fannie Mae and Freddie Mac. In December 2014, the Federal Housing Finance Agency (FHFA) directed these Government-Sponsored Enterprises (GSEs) to begin setting aside and allocating funds to the Housing Trust. In January 2015, HUD issued interim rules to guide States on how to implement their Housing Trust Funds.

By law, each State is allocated a minimum of $3 million.

HTF funds can be used for acquisition, rehabilitation, or new construction of housing for:

- Rent
- First-Time Homebuyers

Grantees must use at least 80 percent of each grant for rental housing.

- Up to 10 percent may be used for First-Time Homebuyers.
- Up to 10 percent may be used for administrative and planning costs.

HTF funds may be used to pay the following:

- Development hard costs
- Refinancing costs
- Acquisition costs
- Related soft costs
- Relocation costs
- Operating cost assistance and operating cost reserves (up to 1/3 of each grant)

For more information on HUD’s Housing Trust Fund, please visit: https://www.hudexchange.info/programs/htf/.
## FY 2016 Housing Trust Fund Allocation Amounts

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<th>STATE</th>
<th>FY 2016 Allocation</th>
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<td>Montana</td>
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<td><strong>TOTAL</strong></td>
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</tbody>
</table>

+ “Today, we offer another tool to help States confront a growing affordable rental housing crisis in this country,” said Secretary Castro.

“The Housing Trust Fund will be an enduring resource designed to producing more housing that is affordable to our most vulnerable neighbors.”

40 Years

Building Better Neighborhoods

For more information: [www.hud.gov](http://www.hud.gov)