



# Washington State Housing Trust Fund

Celebrating  
30 years  
of building  
a Washington  
where everyone  
has a home

## Helping communities meet the housing needs of low-income and special needs populations

The Washington State Housing Trust Fund was established in 1986 as a source of capital to develop and preserve affordable housing for low-income and vulnerable Washingtonians. Since then, the program has made investments in every county in Washington to build or rehabilitate affordable housing.



Department of Commerce

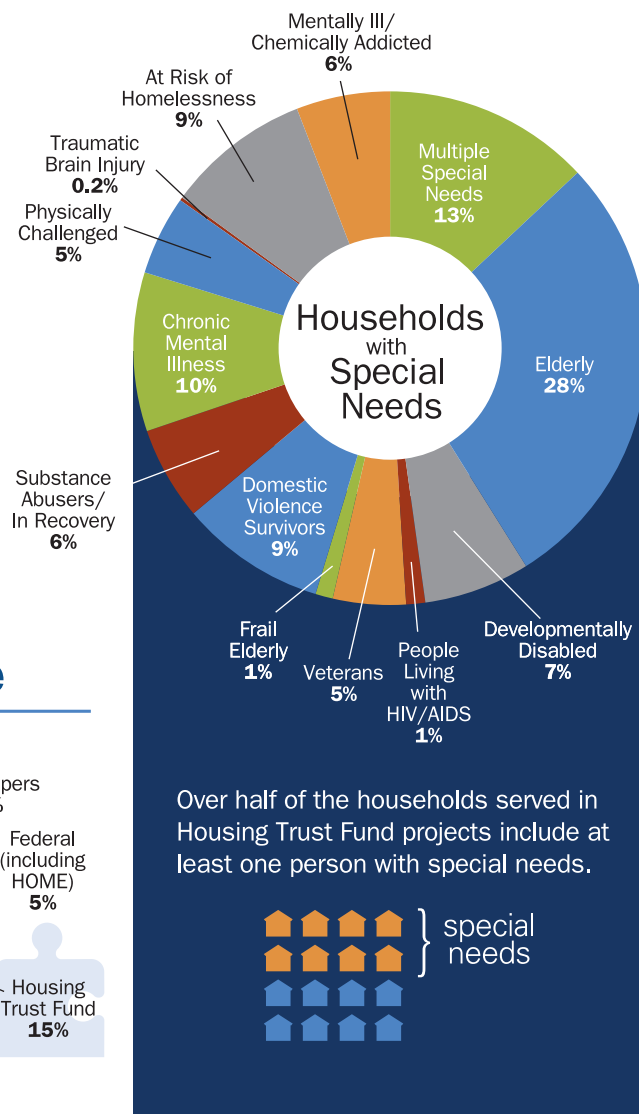
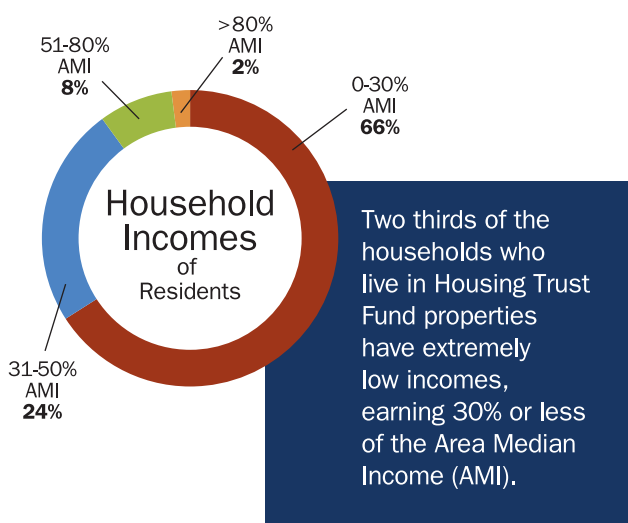


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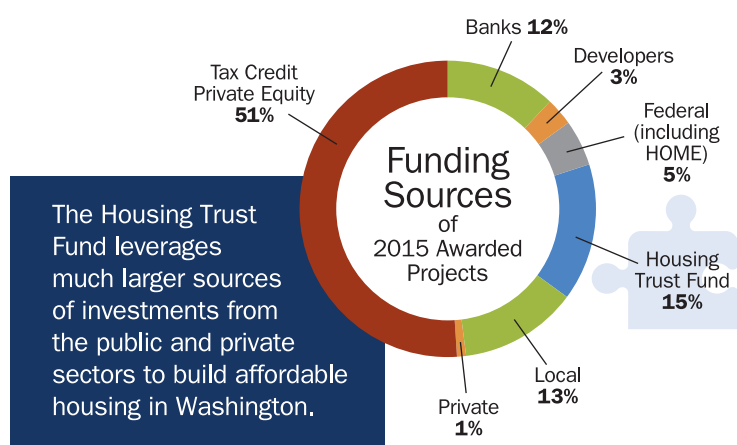


# Helping People, Building Communities

## Prioritizing the most vulnerable



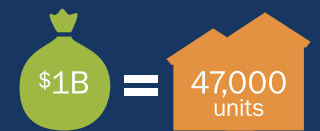
## A vital piece of the puzzle



\*Based on data reported by Housing Trust Fund contractors for calendar year 2015.

## Did you know?

Since 1986, investments of \$1 billion have resulted in the development of over 47,000 units of affordable housing statewide.



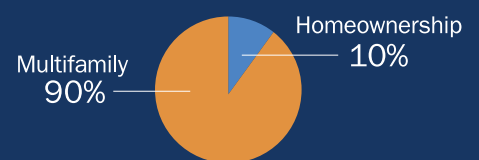
The Housing Trust Fund has made affordable housing investments in every county in Washington State, in both rural and urban areas.



At any given time, approximately 78,000 of the state's most vulnerable residents benefit from this program.\*



Homeownership projects make up approximately 10 percent of the Housing Trust Fund portfolio.



Every Housing Trust Fund dollar leveraged almost \$6 from other sources in 2015.



## Mother of five finds a path to success

Having had enough of her dead-end job in Bremerton and “living in run-down places because that’s all I could afford,” Stephanie Zuniga joked that she wanted to leave and “drive until her car broke down.” Her car gave out near Olympia.

There she found an apartment for herself and her children at Evergreen Vista II, a property managed by Mercy Housing Northwest and financed in part by the Housing Trust Fund.

Part of what Stephanie loves about Evergreen Vista is that it’s not just an apartment, it’s a community. Staff helped her find the WorkFirst Community Jobs Program, a training and placement program overseen by the Department of Commerce.

Stephanie is now a long-term care customer-service specialist at the Department of Social and Health Services. And after taking a first-time homebuyer class at Evergreen Vista, she just made an offer on a house and will become a homeowner later this fall.

“I’m proud of what I’ve accomplished...”

“If not for Evergreen Vista, I’d still be in a dead-end job in Bremerton,” she says. “I’m proud of what I’ve accomplished. I’m excited to make room for someone else here, now that we are ready to move into our own home.”



## Veteran leaves homelessness behind

“I got out of the military and had a few good jobs,” Max Ledesma recalls of his life after leaving the Army. “I was a chef, and I owned and operated a bed and breakfast of sorts.”

However, a divorce led to a downward spiral. “It wasn’t long until I found myself living in my car with nothing,” he says. “That started three years of total homelessness for me. In camps, in the car, wherever.”

But after Drexel House opened in Olympia in 2007, Max was able to get housing and assistance through a partnership with the Washington State Department of Veteran Affairs.

Spearheaded by Catholic Community Services and financed in part by the Housing Trust Fund, Drexel House was the first facility in Washington to combine emergency shelter, transitional housing, and permanent housing with services in one location.

“I have a really good support system with the folks here, the staff, people who visit here,” Max says. “It’s nice to have somebody to check on you and make sure you are okay. When I first got here, I had nothing...Now I have so much!”

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## Funding a future where everyone has a place to call home

The Housing Trust Fund must balance many competing priorities for its resources. For example, constructing new housing is critical to meet the growing need, and yet as it ages, housing must be preserved through additional investment, or it will be lost.

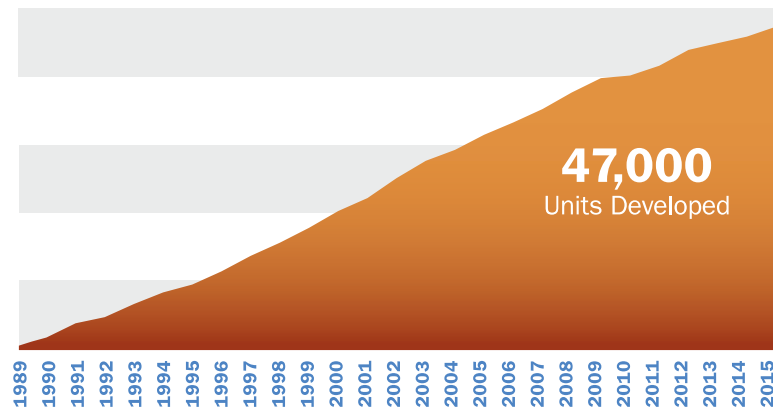
Similarly, the need for affordable housing is growing among all lower-income populations, but those who have no homes are at the most risk. During Washington's most recent Point in Time Count, 21,000 people were identified as homeless. The Housing Trust Fund continues to focus its investments not only in shelters and transitional facilities, but also in permanent rental housing to assist homeless adults, families with children, youth, and veterans achieve stability.

The Housing Trust Fund is an important partner to private lenders, local governments, housing authorities, and nonprofits—all working together toward a future where everyone can access affordable housing, and where homelessness is rare, brief, and one-time.

We look forward to building a sustainable and resilient portfolio for the next 30 years and beyond.

## The History of the Housing Trust Fund: 30 years and 47,000 units of affordable housing

- 1980s:** Over two thirds of federal housing funding was slashed, putting increased pressure on local housing authorities and non-profits to meet the growing need for affordable housing.
- 1986:** A nationwide low-income housing movement inspired our state to the bipartisan creation of the Washington's Housing Trust Fund—one of the first in the nation.
- 1987:** The first House of Representatives Committee for Housing was created, and the Housing Trust Fund was infused with its first \$1 million from the State General Fund to be paid back by loan repayments.
- 1989:** Out of a total request of \$7 million, \$950,000 of awards were made to housing projects. This huge demonstration of need, along with the leveraging of private investments, led to a 300 percent increase in the next capital budget appropriation.
- Early 1990s:** Further funds were dedicated to the Housing Trust Fund through raising the state debt limit, clearly establishing affordable housing as a top priority for our state for years to come.
- Today:** Thirty years later, the Housing Trust Fund has invested almost \$1 billion to develop over 47,000 units of affordable housing in every county in Washington State, housing 78,000 people at any point in time.



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Corina Grigoras  
(360) 725-4134  
Corina.Grigoras@commerce.wa.gov



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