



Build Healthy Communities & Invest in Affordable Homes

The Housing Trust Fund (HTF) improves health & education outcomes
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A safe stable home improves academic outcomes

- Homeless students are constantly on the move and at high risk of changing schools. **Each time a student changes schools, they lose 4-6 months of learning progress.**
- There has been a **96% increase** in student homelessness in Washington State since the Great Recession.

Homelessness greatly impacts educational attainment

	Math	Reading	Science
Housed Students	64%	72%	66%
Homeless Students	37%	49%	41%



Funded by the Housing Trust Fund, St. Martha Plaza provides 50 homes for low-income families in George, Washington.

The Housing Trust Fund has broad benefits

HTF-funded homes also benefit the broader economy. **Every 1,000 apartments developed with the Housing Trust Fund creates 1,220 jobs and generates \$79 million in local income.** This includes the direct and indirect impact of the construction activity, as well as the ripple effect of that income spent on other locally produced goods and services.

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Children deserve an opportunity for a healthy life.

The health and well-being of children starts with a home. According to the National Center on Family Homelessness, **homeless children are sick four times as often as children who are not homeless.** A study in the journal *Pediatrics* found that **homeless children have frequent respiratory and ear infections, stomach conditions, and high rates of asthma.** One study reported that 27.9% of children without a stable home suffered from asthma, a rate three times the national average. Washington's Housing Trust Fund can ensure the state has the affordable homes for families, so their kids can have a brighter and healthier future.

Ensure all students have their basic needs met.

No matter how high the school quality, without a safe and healthy home, performing well academically can be extremely difficult for any student. And in the **2011-2012 school year, the Office of Superintendent of Public Instruction counted 27,390 homeless students.** The Housing Trust Fund can help change this startling statistic.

Housing Trust Fund dollars create quality, affordable homes that allow families to improve their lives, while reducing or eliminating their need for social services. When a family has an affordable home, parents are more likely to retain employment, and children can academically thrive. Improving the state's educational outcomes means funding quality schools and investing in the Housing Trust Fund.

Here's how the Housing Trust Fund works.

Building affordable homes can be challenging in communities across Washington. The private, for-profit housing market builds market-rate developments with rents that are out of reach for lower income families and individuals. The Housing Trust Fund evens the field by creating safe, healthy, and affordable homes.

Each year, the state invests in the Housing Trust Fund through the Capital Budget and these funds are used to build and preserve affordable homes across Washington. The Department of Commerce administers the funds that nonprofit housing providers and public housing authorities can apply for. In any project, the HTF is one of many funding sources and leverages significant additional other public and private resources to build and maintain affordable homes (see sidebar).

Whom does it house?

The vast majority of people living in homes built or preserved by the HTF are extremely low-income, **earning less than \$19,000 per year for a family of three.** HTF has also funded **first-time homeownership programs**, and homes for vulnerable communities, such as **veterans, people with disabilities, and seniors.**

What is the legislative solution?

The state budget operates on a two-year spending period or biennium. 2014 is the second year of the 2013-15 biennium and the legislature can pass a Supplemental Capital Budget. Over the past decade, advocates have succeeded in getting the legislature to allocate between 3 and 4 percent of the total two-year Capital Budget for the HTF.

To match the average Housing Trust Fund allocations from previous years, please ask your elected officials to invest deeply in the Housing Trust Fund and bring the total as close to **4% of the total Capital Budget as possible.** This will allow our state to keep pace with the growing need for both affordable homes and the good jobs that the HTF creates.