

# Housing Trust Fund

Follow our advocacy on this issue on Twitter: #WAhomes



## EVERYONE IN WASHINGTON SHOULD HAVE THE OPPORTUNITY TO LIVE IN A SAFE, HEALTHY, AFFORDABLE HOME

The Housing Trust Fund allocates state funds on a competitive basis to create affordable homes. Most people living in these homes are extremely low-income and include people with disabilities, seniors, families with children and more. An additional investment of \$10 million in the 2016 Supplemental Capital Budget will help create a biennial total of 2,400 newly affordable homes.

Private market housing is increasingly out of reach for low-income families and individuals. An average one bedroom requires a full-time wage of \$17.26 per hour to be affordable. The Housing Trust

Fund helps fill the gap and creates affordable homes across the state.

Creating affordable homes helps the state achieve important priorities. A home is the foundation for health, education, and well-being. Children need a home to study and do homework. Homes for seniors and people with mental illness ensure they stay connected to health care and treatment. Investments in affordable homes allow rental homes to remain affordable for at least 40 years, and help low-income households become first-time homebuyers.

### Nick's Story



Growing up in New York City, Nick had a challenging childhood. He struggled with mental health issues, which worsened at the age of 12 when his mom was murdered. Nick experienced homelessness off and on throughout his teen years. Later, he held jobs doing physical labor with FedEx and UPS, and

after 3 different accidents he could not continue to do physical work, and found himself homeless again.

Finally, Nick found an affordable apartment in a building built with Housing Trust Fund dollars. A safe, healthy home provided Nick with the stability he needed to get back on his feet. He got involved with Real Change (Seattle's street newspaper) first becoming a vendor, then an outreach intern, and now, he is an active board member.

Nick says "Now that I'm stabilized, I do my own outreach. When I have resources, I share them with homeless people. I'm just here to ask the state to do the same."

## ASK THE LEGISLATURE

Invest \$10 million from the Supplemental Capital Budget in the Housing Trust Fund to build and preserve safe, healthy and affordable homes.

### A home leads to positive health outcomes for kids

- National Center on Family Homelessness: homeless children are sick 4x more often than housed children.
- A study in the journal Pediatrics found that homeless children have frequent respiratory and ear infections, stomach conditions, and high rates of asthma.
- That same study found that 28% of homeless children living in emergency shelter suffered from asthma, a rate 3x the national average.

### Creating affordable homes has economic benefits

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

### Leaving families & children behind damages the economy

- The average net benefit to taxpayers for each student who graduates from high school (vs. dropping out) is \$200,000.
- The cost to taxpayers if homeless students not proficient in math fail to graduate: \$3.4 billion.