



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 & at high risk of changing schools. **Each time a student changes schools, they lose 4-6 months of learning progress.**
- There has been a **119% increase** in student homelessness in Washington State since the Great Recession.

Homelessness greatly impacts educational attainment

Washington Testing Proficiency by Subject

	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.

Leaving families & children behind damages the economy

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

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Special thanks to UW School of Law: Children & Youth Legislative Advocacy Clinic.

Children deserve an opportunity for a healthy life.

The health & 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 & ear infections, stomach conditions, & 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 & healthier future.

Ensure all students have their basic needs met.

No matter how high the school quality, without a safe & healthy home, performing well academically can be extremely difficult for any student. And in the **2012-2013 school year, the Office of Superintendent of Public Instruction counted 30,609 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, & children can academically thrive. Improving the state's educational outcomes means funding quality schools & 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 & individuals. The Housing Trust Fund evens the field by creating safe, healthy, & affordable homes.

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

The Housing Trust Fund has broad benefits.

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

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**, & homes for vulnerable communities, such as **veterans, people with disabilities, & seniors.**

What is the legislative solution?

To invest deeply in the Housing Trust Fund so as to keep appropriate pace with the growing need for both affordable homes & the good jobs that the HTF creates.