

# The Washington State Housing Finance Commission

*Opening doors  
to a better life  
through affordable housing  
and strong communities*



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**



# Who We Are



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COMMISSION

## Three Decades Of Impact

- Created by state law in 1983 to harness the private market for public good
- Enable thousands of WA residents to buy homes, find affordable apartments, and improve their communities
- Jobs, local income, and tax revenue generated

# Who We Are



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## Harnessing Private Investment

- We are *market driven*
- We work with private lenders to provide lower-cost financing via:
  - Tax-exempt bonds
  - Federal tax credits
  - Mortgage-backed securities
  - Revolving loan funds

# What Can the Commission Do For You?

## Relevant Programs

- Multifamily Housing (affordable apartments)
- Land Acquisition Program
- Self-Help Housing (homeownership)
- Nonprofit Facilities
- Sustainable Energy Trust



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*The Luft Family  
Endicott*

# Multifamily Housing



## Tools & Partners for Multifamily Housing

- Commission issues tax-exempt bonds and federal housing tax credits
- Can be combined with other public & private funding (local, state, federal)
- Housing developers include private for-profit companies, nonprofit orgs, housing authorities, tribes, etc.

# Multifamily Housing



## Resource: Federal Housing Tax Credits

- Developer sells tax credits to investors in exchange for equity
- Flexible:
  - Urban, suburban and rural areas
  - Seniors, homeless, working families, etc.
  - New construction or rehabilitation
  - For-profit and nonprofit developers
- Deeper subsidy is more competitive: targeted toward higher-need residents
- Lesser subsidy combines with tax-exempt bonds

# Multifamily Housing



## Resource: Tax-Exempt Bonds

- Investor (bank) buys bonds, loans proceeds to developer at lower interest rate
- Key part of tax-credit financing (lesser subsidy)
- Finances nonprofit facilities and other community needs
- Requires ability to repay debt



# Land Acquisition Program



## **Revolving loan fund:** **Acquire land now to develop later**

- Nonprofits, housing authorities, tribes only
- Can purchase vacant or improved land
- Low-interest loan for a maximum term of 8 years
- Average loan amount: \$671,000
- Since 2007:  
42 housing projects financed with \$28 million in loans



# Self-Help Housing



## ➤ Habitat for Humanity

## ➤ Community Land Trusts

- Can first use Land Acquisition Program loan to purchase the land
- Can then borrow for construction from the Commission, at lower interest rates
- Loans are repaid via donations etc.
- Habitat and CLTs can build a whole community, instead of just one house at a time in infill lots
- **Examples: Deer Park near Spokane; Tillicum near Tacoma; Telegraph Homes in Bellingham**

# Beyond Housing



## Other Commission Resources:

### Nonprofit Facilities Program

- Tax exempt bonds allow nonprofits buy, build, renovate, & refinance facilities

### Sustainable Energy Trust

- Revolving loan fund that finances energy-efficient retrofits as well as clean energy (such as solar panels)

### Capital Plus!

- Partnership with [WA Community Reinvestment Association](#) – provides flexible capital for smaller projects (under \$500,000) or smaller organizations that can't compete for public subsidies

# What Can the Commission Do For You?



## What are your goals?

### We can:

- Explore financing options
- Connect you with housing developers and other partners
- Introduce you to others with successful projects



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# Thank You

**Feel free to contact me!**

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