



Washington State Housing Trust Fund

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



The Washington State Housing Trust Fund supports community efforts to ensure the availability of safe, decent, and affordable housing.



The Housing Trust Fund gives grants and loans to eligible organizations to:

- Expand the supply of affordable multi-family and single-family housing through new construction.
- Preserve existing housing stock through acquisition and rehabilitation.
- Provide homeownership opportunities through down-payment assistance, new construction, and self-help housing.

Department of Commerce's mission is to grow and improve jobs in Washington State by championing thriving communities, a prosperous economy, and a sustainable infrastructure.

Eligible recipients include:

- Local governments;
- Local housing authorities;
- Nonprofit community or neighborhood-based organizations;
- Federally recognized Indian Tribes in the State of Washington; and
- Regional or statewide nonprofit housing assistance organizations.

Today's investment in our communities, workforce and infrastructure will directly influence the health of Washington State's economy tomorrow. The Department of Commerce builds our partners' capacity to succeed by helping improve their effectiveness through education, technical assistance and access to data, analysis and funding opportunities. We are strategically clearing pathways for job creation through the development of local communities and a state economic climate that promotes innovation, removes barriers, and prepares people for work.

Key facts:

- Since 1986, investments of \$1 billion have resulted in the development of 47,000 units of affordable housing statewide.
- At any given time, approximately 78,000 of the state's most vulnerable residents benefit from this program (based on 2015 data).
- Most Housing Trust Fund tenants have extremely low incomes and have one or more special needs.
- The Housing Trust Fund has made affordable housing investments in every county in Washington State, in both rural and urban areas.

Agency Contact

Corina Grigoras
Managing Director, Housing Finance Unit
360.725.4134
corina.grigoras@commerce.wa.gov

Diane Klontz
Assistant Director
Community Services and Housing
360.725.4142
diane.klontz@commerce.wa.gov



United States Department of Agriculture

Section 502 Guaranteed Loans

For more information, contact the Washington State office, by phone: 360-704-7777 or Email: wa-grh@wa.usda.gov

Offering 100%, no-down-payment financing, the Guaranteed Rural Housing Loan Program provides affordable financing options for lenders and applicants:

- **Flexible Underwriting** – consideration given to compensating factors including acceptable credit scores, job stability and low or no payment shock.
- **Properties must be located in eligible rural areas** (generally towns of 10,000 or less). For maps or to check a specific property, visit the eligibility website shown below.
- **Simplified two-tier income limits.**
- **Loan to Value (LTV) Ratio up to 102.75%** when the guarantee fee is financed in the loan.
- Loan can include closing costs and repairs with acceptable LTV Ratios.
- Rather than monthly mortgage insurance premiums, a **onetime 2.75% Guarantee Fee** is paid at closing and a .5% fee collected annually from the servicing lender.
- Applicant(s) need not be first time home buyers.
- Lender processes application using lender’s forms. Typically, Rural Development requires only one additional form (RD 3555-21) signed by lender/applicant(s) in loan package.
- Maximum loan limits are determined by applicant’s repayment ability and LTV Ratios.
- Guaranteed Underwriting System (GUS) provides automated underwriting.
- Market rates are negotiated between lender and applicant(s). Lenders may charge reasonable and customary fees.
- Loans may be sold on the secondary Market. No limits on premium or rebate pricing.

County	1-4 person household	5-8 person household
Benton, Franklin	\$80,850	\$106,700
Kitsap	\$89,850	\$118,600
Garfield	\$78,050	\$103,050
Island	\$89,550	\$118,200
King, Snohomish	\$102,150	\$134,850
Kittitas	\$75,700	\$99,900
Clark, Skamania	\$84,550	\$111,600
Pierce	\$83,150	\$109,750
San Juan	\$78,050	\$103,050
Skagit	\$78,400	\$103,500
Thurston	\$88,900	\$117,350
Whatcom	\$80,350	\$106,050
Whitman	\$77,750	\$102,650
All other Counties Adams, Asotin, Chelan, Clallam, Columbia, Cowlitz, Douglas, Ferry, Grant, Grays Harbor, Jefferson, Klickitat, Lewis, Lincoln, Mason, Okanogan, Pacific, Pend O’Reille, Spokane, Stevens, Wahkiakum, Walla Walla, and Yakima	\$75,650	\$99,850

Property & Applicant Eligibility:
<http://eligibility.sc.egov.usda.gov/eligibility/>

HB 3555 & Forms:
<http://www.rd.usda.gov/publications/regulations-guidelines/handbooks>

SECTION 502 Direct Program INCOME and AREA LOAN LIMITS

Office	County	1-4 person household	5-8 person household	Maximum Property Value/Loan Amount
Mount Vernon 2021 E College Mt Vernon, 98273 (360) 428-4322 Ext 4.	Island	\$62,300	\$82,250	\$ 273,700
	King	\$71,050	\$93,800	\$ 432,400
	San Juan	\$54,300	\$71,700	\$ 410,000
	Skagit	\$54,550	\$72,000	\$ 252,080
	Snohomish	\$71,050	\$93,800	\$ 432,400
	Whatcom	\$55,900	\$73,800	\$ 243,800
Port Angeles 1601 E Front St. Port Angeles, 98362 (360) 452-8994 Ext 4.	Clallam	\$47,600	\$62,850	\$ 307,280
	Jefferson	\$52,150	\$68,850	\$ 273,700
Brush Prairie 11104 NE 149 th St C300 Brush Prairie, 98606 360-883-1987 X 4	Clark	\$58,800	\$77,600	\$ 312,800
	Cowlitz	\$48,800	\$64,400	\$ 216,840
	Pacific	\$46,300	\$61,100	
	Wahkiakum	\$50,000	\$66,000	
Olympia 1835 Black Lake Blvd, Ste C Olympia, 98513 (360) 704-7760	Grays Harbor	\$47,350	\$62,500	\$ 216,840
	Lewis	\$46,300	\$61,100	
	Mason	\$48,650	\$64,200	
	Kitsap	\$62,500	\$82,500	\$ 260,992
	Pierce	\$57,850	\$76,350	\$ 432,400
	Thurston	\$61,850	\$81,650	\$ 249,262
Wenatchee 301 Yakima St, Ste 317 Wenatchee, 98801 (509) 663-4019	Chelan	\$48,550	\$64,100	\$ 216,840
	Douglas			
	Ferry	\$46,300	\$61,100	
	Grant			
	Lincoln	\$49,700	\$65,600	
	Okanogan	\$46,300	\$61,100	
	Pend O'Reille			
	Stevens			
Spokane	\$50,100	\$66,150		
Yakima 1606 Perry St Ste D Yakima, 98902 (509) 454-5740 Ext. 4	Adams	\$46,300	\$61,100	\$ 216,840
	Asotin	\$48,100	\$63,500	
	Benton	\$56,250	\$74,250	
	Columbia	\$47,600	\$62,850	
	Franklin	\$56,250	\$74,250	
	Garfield	\$54,300	\$71,700	
	Kittitas	\$52,650	\$69,500	
	Klickitat	\$46,300	\$61,100	
	Skamania	\$58,650	\$77,450	\$ 294,400
	Walla Walla	\$48,550	\$66,400	\$ 216,840
	Whitman	\$54,100	\$71,400	
	Yakima	\$46,300	\$61,100	





United States Department of Agriculture

Section 504 Repair Program

For more information, contact the local office near you, or visit our website at:

<http://www.rd.usda.gov/wa>



Do your kitchen cabinets come unhinged every time you open them? Does the pink toilet and matching sink scream “remodel me” every time you open the bathroom door? If this sounds like your house - Rural Development may be able to help repair your home with the Section 504 Loan program which provides financing to qualified very low income homeowners to repair, improve, or modernize their home. Examples of repair items which may be financed include:

- **Health and safety hazards** – such as electrical, sewage disposal, water, roof repair or replacement, structural repairs, disability accommodations, etc.
- **Home weatherization** - such as insulation, window replacement, heating, etc.
- **Utility** hookup, installation and/or assessment fees
- **Home Improvement or modernization** - such as flooring, modernization of kitchens and baths, etc.
- **Repairs to a manufactured home**, provided that the applicant owns the land and the structure is on a permanent foundation (or will be placed on a permanent foundation with the repair funds)

Applicants must be the owner-occupant of a rural dwelling with a market value not to exceed the area loan limit and generally no more than 2000 square feet of above grade living area. The following website can be used to determine if the property is eligible: <http://eligibility.sc.egov.usda.gov/eligibility/>.

In order to qualify for up to \$20,000 with the **1% interest rate loan** program, applicants must meet minimum eligibility requirements which include, but are not limited to:

- **Adjusted household income** which is at or below 50% of median income (see chart on page 2). Adjusted income is calculated by subtracting eligible deductions from the gross income of all adult household members.
- **A reasonable credit history.** Typically, a credit score of 640 or above indicates satisfactory credit. However, applicants with lower scores, or who have had credit difficulties, may be eligible under certain circumstances.
- **A stable source of income**, which provides adequate **ability to repay** the loan.
- **Be a U.S. Citizen or legally admitted U.S. resident** who is **18 years of age** or older and is able to **enter into a binding contract**.

Sample Adjusted Income Calculation for a Family of 4 with 2 children:

Gross Annual Income:	\$35,000
Minus	
\$480 deduction per child:	\$ 960
Minus	
\$400 per month daycare:	\$ 4,800
Adjusted Income	\$29,240

All applications are reviewed for loan eligibility first.

Applicants age 62 or older, **may** be considered for partial grant funding if the applicant cannot repay a portion of the loan request. However, grant funds may only be utilized to remove major health and safety issues and may not be used for modernization or remodeling.

**For a FREE Pre-Qualification
Please contact one of our offices today!**

**SECTION 504 Repair Program
INCOME and PROPERTY VALUE LIMITS**

Office	County	1-4 person household	5-8 person household	Maximum Property Value
Mount Vernon 2021 E College Mt Vernon, 98273 (360) 428-4322 Ext 4.	Island	\$38,950	\$51,400	\$ 273,700
	King	\$45,150	\$59,600	\$ 432,400
	San Juan	\$33,950	\$44,850	\$ 410,000
	Skagit	\$34,100	\$45,050	\$ 252,080
	Snohomish	\$45,150	\$59,600	\$ 432,400
	Whatcom	\$34,950	\$46,150	\$ 243,800
Port Angeles 1601 E Front St. Port Angeles, 98362 (360) 452-8994 Ext 4.	Clallam	\$29,750	\$39,300	\$ 307,280
	Jefferson	\$32,600	\$43,050	\$ 273,700
Brush Prairie 11104 NE 149 th St C300 Brush Prairie, 98606 360-883-1987 X 4	Clark	\$36,750	\$48,550	\$ 312,800
	Cowlitz	\$30,500	\$40,300	\$ 216,840
	Pacific	\$28,950	\$38,250	
	Wahkiakum	\$31,250	\$41,250	
Olympia 1835 Black Lake Blvd, Ste C Olympia, 98513 (360) 704-7760	Grays Harbor	\$29,600	\$39,100	\$ 216,840
	Lewis	\$28,950	\$38,250	
	Mason	\$30,400	\$40,150	
	Kitsap	\$39,050	\$51,550	\$ 260,992
	Pierce	\$36,150	\$47,750	\$ 432,400
	Thurston	\$38,650	\$51,050	\$ 249,262
Wenatchee 301 Yakima St, Suite 317 Wenatchee, 98801 (509) 663-4019	Chelan	\$30,350	\$40,100	\$ 274,160
	Douglas			
	Ferry	\$28,950	\$38,250	\$ 216,840
	Grant			
	Lincoln	\$31,050	\$41,000	
	Okanogan	\$28,950	\$38,250	
	Pend O'Reille			
	Stevens	\$32,250	\$42,600	\$ 216,840
Spokane				
Adams	\$28,950	\$38,250		
Asotin	\$30,050	\$39,700		
Benton	\$35,150	\$46,400		
Columbia	\$29,750	\$39,300		
Franklin	\$35,150	\$46,400		
Garfield	\$33,950	\$44,850		
Kittitas	\$32,900	\$43,450		
Klickitat	\$28,950	\$38,250	\$ 294,400	
Skamania	\$36,750	\$48,550		
Walla Walla	\$31,450	\$41,550	\$ 216,840	
Whitman	\$33,800	\$44,650		
Yakima	\$28,950	\$38,250		



USDA, Rural Development is an Equal Opportunity Lender, Provider and Employer.
Complaints of discrimination should be sent to:
USDA, Director of Civil Rights, Washington D.C. 20250-9410

FY 2016, Page 2 of 2
Effective 06/15/16

GOAL 1 – Fully Develop Coordinated Entry System

System Goals: Maximum efficiency of available resources

Client Goals: The right assistance at the right time



- Accomplished
- Establish and Promote a community-known point of entry
- Create an efficient process to move people from homelessness to housing
- Develop and refine Coordinated Entry framework including a Vulnerability Assessment Tool to prioritize services
- Formalize partner agency referral system for everyone seeking housing resources
- *Develop system to communicate about available resources*

2016 Accomplishments

→ Promotion Campaign → Developed cards for service providers → Resource Development → Front line staff meetings → Stakeholder Meetings → Warm Referrals



2,371 People
1274 Households
495 Households with Children
633 49% of Households are Homeless or in Homeless Shelter
3,315 Referrals

2017 Recommendations



- Build robust resource lists for Coordinated Entry and Community Partners.
- Expand outreach to community partners to increase use of Coordinated Entry as the point of access for people with housing instability.
- Include one-on-one meetings with potential partners, presentations and invitations to stakeholder meetings.
- Review data for continuous quality improvement.

GOAL 2 – Maintain and Expand Affordable Housing Resources



2016 investigations concluded

- Inventory of properties available to rent is low
- Increased Landlord involvement needed
- Coordinated Entry resource development efforts are having a positive impact
- There are best practices for expanding affordable housing

2017 Activities



- Participate in development of Master Leasing models to make properties available to high barrier individuals
- Develop proposal for rental security deposit guarantee program to incentivize Landlords for renting to vulnerable populations
- Identify opportunities for rental rehabilitation loan programs property tax incentives and renter education programs

2017 Objectives



- Gaps Analysis for existing rental properties
- Investigate potential for rehabilitating local foreclosures
- Complete inventory
- Participate in USDA Capacity Development Grant activities