Washington State Housing Finance Commission

Our middle name may be "Housing" but we do much more
Nonprofits **buy, build, renovate, refinance** facilities using tax-exempt bonds

Not competitive – any nonprofit with an eligible project can use the program

For projects at least $500,000 and up

Projects have included:

- Private schools
- Museums
- YMCAs
- Food banks
- Offices for social services
- Thrift stores
- Job training facilities
Capital Plus Program

Flexible capital for smaller projects—especially in low-income/rural areas

- Partnership with WA Community Reinvestment Association
- Most loans under $500,000
- Both housing and facilities
  - Senior centers
  - Group homes
  - Drop-in centers
  - Homeless shelters
  - And more
Nonprofit Housing Bonds

Helps nonprofits **build, buy, and rehab housing to further their mission**

- Similar to Nonprofit Facilities Program
- Only for 501(c)3 organizations
- Can’t be used with the low income housing tax credit
- Can finance wider range of housing, e.g. nursing beds, commercial kitchens, laundry facilities
- Less stringent income restrictions
Manufactured Home Partnership

Helps residents of mobile-home parks buy their communities

• Residents form a cooperative and borrow funds to purchase the property together
• 13 communities self-purchased statewide
• Partnership with ROC USA & ROC Northwest
• Benefits:
  • Preserves affordable housing
  • Residents invest in improvement and maintenance
  • Gives homeowners long-term security
Land Acquisition Program

Helps housing developers acquire land now to develop later

- Nonprofits, tribes, housing authorities
- Can create homeownership or rental housing
- Low-interest loan for a maximum term of 8 years
Beginning Farmer/Rancher Program

Helps new farmers **buy land and equipment to get growing**

Mostly in cooperation with Northwest Farm Credit Services
SET is a revolving energy loan fund that provides below-market-rate loans to spur private investment.

- Term lengths between zero and ten years
- Interest rates between two and five percent
- Loan amounts up to $1,000,000
- Three eligible project types: single family, multifamily, and clean energy