



# THE THRESHOLD FUND

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Building more workforce homes for less money

## What is it?

The Threshold Fund is the brainchild of Habitat for Humanity of Whatcom County and Kulshan Community Land Trust leadership. They brought the idea for a revolving loan guaranty fund to the Whatcom Community Foundation.



"We have an idea for a way to build more affordable housing for less money, and we want the Community Foundation to help make it happen."

## Who can't afford to own a home?

Childcare workers, bank tellers, administrative personnel, mail carriers, food servers, farmers, teachers, nurses, electricians and others. In short, many of the people who help make our community work.

The average home price in Whatcom County is just over \$400,000. According to housing affordability models, this would require a household income of at least \$92,000. The average household income in our community is \$53,025. Currently, 38% of households in Whatcom County spend more than the recommended maximum of 30% of their income on housing.

## Why support it?

The Threshold Fund is designed to do two simple, powerful things:

1. Reduce the cost of borrowing for construction loans for Habitat, KulshanCLT, and other affordable housing providers. This means:

More homes to market, more quickly.

More families in safe, stable homes.

2. Create a reusable pool of funding so that more permanently affordable homes can be built in the future.

It's philanthropic recycling!

The funds are used to guarantee loans for new projects as loans are repaid.



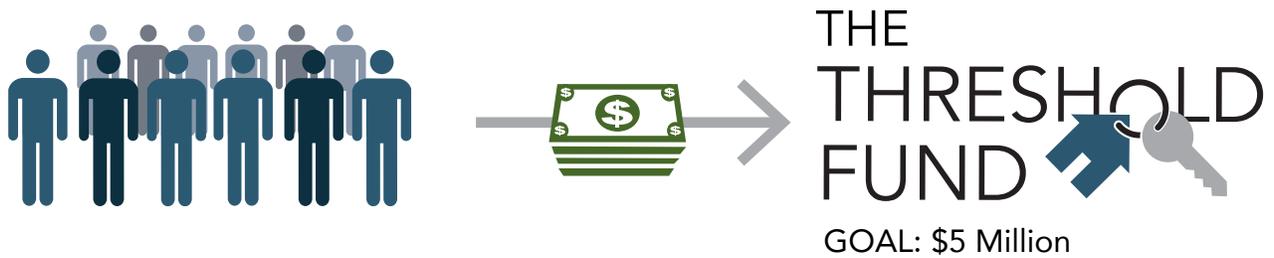
## What difference does home ownership make?

Kids and families put down roots in the community while building assets, increasing emotional and financial stability. School performance improves because kids are starting from a secure foundation and can grow into their potential. Parents are more likely to retain jobs and perform better.



# Here's how it works:

Local donors – like you – and other generous partners build the fund.



Habitat, KulshanCLT and other affordable housing providers borrow construction dollars at favorable rates, backed by the guarantee of Threshold funds.

Borrowing costs less because the bank's risk is eliminated.



The housing developer repays the loan, freeing up the Threshold Fund dollars for more homebuilding.

## The result? Benefits for homeowners and the community.



**Build assets and financial skills**



**Create a more stable workforce**



**Give kids a secure foundation for learning**



**Deepen community roots**

Make your gift to the Threshold Fund today. [www.whatcomcf.org/thresholdfund](http://www.whatcomcf.org/thresholdfund)