



**CITY OF SPOKANE
SPECIAL MEETING NOTICE
COMMUNITY, HOUSING, AND HUMAN SERVICES BOARD**



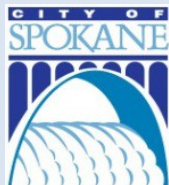
Wednesday, June 3, 2020
4:00 P.M. – 6:00 P.M.
Teleconference Meeting

Join by Phone 1-408-418-9388

Access Code: 968-757-332

The regular scheduled Community, Housing, and Human Services (CHHS) Board will be held via teleconference; not in its normal location of the Council Briefing Center at City Hall. The teleconference meeting is open to the public. We do ask that all teleconference attendees mute their phones until they have a question; this will help eliminate background noise.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



Community, Housing, & Human Services Board

Vision: To provide opportunities that enhance the quality of life for Spokane's extremely low to moderate income populations.

June 3, 4:00 PM
City Council Briefing Center
Lower Level, City Hall

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

4:00 – 4:10 Call to Order - Board Chair

- 1) Approval of Agenda: **ACTION**
- 2) Public Comment - Please restrict comments to items relevant to the CHHS Board
- 3) Approval of the May Meeting Minutes: **ACTION**

4:10 – 4:15 Announcements

4:15 – 4:45 Board Education

- 1) CHHS vs CoC Board Comparison
- 2) Funding Sources

4:45 – 4:55 Director Report – Tim Sigler

4:00 – 5:45 Discussion

- 1) Review and Approve Multifamily Housing Programs Maximum HOME Funding Limit: **ACTION**
- 2) Nominate and Approve CoC Liaison: **ACTION**
- 3) Proposed City Council Ordinance – Homelessness Response Policy

5:45 – 5:50 Council Update

5:50 – 6:00 Committee Updates

- 1) Affordable Housing Committee
- 2) Evaluation and RFP Committee

6:00 Adjournment - Board Chair

2020 Board Meeting Schedule

All Board meetings are held in City Hall in the City Council Briefing Center from 4:00 – 6:00 pm unless otherwise posted.

February 5, 2020
March 4, 2020
March 27, 2020
April 1, 2020 (cancelled)
May 6, 2020
June 3, 2020
July 8, 2020
August 5, 2020
September 2, 2020
October 7, 2020
November 4, 2020
December 2, 2020

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Username: COS Guest

Password:

	Feb. 5	March 4	March 27	May 6	June 3	July 1	Aug. 5	Sept. 2	Oct. 7	Nov. 4	Dec 2
Gordon Graves	X	X		X							
Adriane Leithauser	X	X	X	X							
Rebecca Sero		X		X							
Kate Burke – Council Member	X	X	X	X							
Anne Stuyvesant-Whigham	LOA	LOA	X	X							
Dillon Thorpe	X		X	X							
Jan Simpson – CoC Rep	X	X		X							
Kathleen Torella – County Rep	X	X		X							
Melody Dunn		X	X	X							
Betsy Wilkerson – Council Member		X	X	X							
Barry Barfield			X	X							
Bob Hutchison			X	X							
Jason McAllister			X	X							
Jeri Rathbun			X	X							
Ike Okoli											

STANDING COMMITTEE MEETING INFORMATION

Affordable Housing Committee: Second Tuesday of each month, 11:30 to 1:00.

Arlene Patton, Adriane Leithauser, Phil Altmeyer, Andy Hoyer, Mark Muszynski, Patricia Kienholz, Gordon Graves, Diane Zemke, Barry Barfield, Michone Preston

Evaluation & Review Committee: Schedule TBD

Anne Stuyvesant-Whigham, Rebecca Sero, Dillon Thorpe, Jeri Rathbun, Kim Taylor, Diane Zemke, Arlene Patton, Sara Clements-Sampson, Rowena Pineda

Executive Committee: Third Wednesday of each month, 1:00 to 2:30 P.M. City Hall, 6th floor Conference Room - *Anne Whigham, Adriane Leithauser, Rebecca Sero, Dillon Thorpe, Tim Sigler*

CA/CD: First Tuesday of each month, 5:30 - 7:00 P.M. West Central Community Center, Newton Room

Refer to <https://spokanechhs.org/> for information on Board-related meetings and events

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Community, Housing, & Human Services (CHHS) Board

May 6, 2020
Meeting Minutes

Meeting called to order at 4:03 PM.

Attendance

- **Board Members Present:** Adriane Leithauser (Chair), Anne Stuyvesant-Whigham, Kate Burke, Betsy Wilkerson, Barry Barfield, Jeri Rathbun, Bob Hutchinson, Dillon Thorpe, Melody Dunn, Jason McAllister, Rebecca Sero, Gordon Graves, Kathleen Torella, Jan Simpson
- **Staff Present:** George Dahl, Tim Sigler, Niki Madunich, Kelly Burnett, Paul Trautman, Becky Tuno
- **Guests Present:** Nadine Woodward

Approval of the Agenda

Prior to agenda approval, Board Chair, Adriane Leithauser, requested that an item be added to give Mayor Nadine Woodward time to address the board. Motion to approve agenda with additional item made by CHHS Board member Anne Stuyvesant-Whigham and seconded by CHHS Board member Jason McAllister.

➤ UPDATED AGENDA APPROVED

Amended motion to adjust agenda to add discussion item addressing previously approved allocation of HOME funds to Sinto Commons made by CHHS Board member Anne Stuyvesant-Whigham and seconded by CHHS Board member Jason McAllister.

➤ UPDATED AGENDA APPROVED

Mayoral Update:

City of Spokane Mayor, Nadine Woodward, provided an update on the City's response to the COVID-19 pandemic, including the following items:

- Hope House operations currently at the downtown library will be moved to the County's Community Services department location, on 8th Ave and Bernard. The county is providing the site free of charge for 90 days to replace the downtown library capacity utilized by Hope House.
- The city will extend the library space use for one week, while updates are made to the Cannon shelter site to expand capacity at that location.
- The City of Spokane Valley, Spokane County and the City of Spokane are working toward a regional shelter system, the collaboration is a new approach not previously utilized in the area.
- City staff will oversee and launch an RFP for performance based program to run regional shelter efforts. A formal RFP process will be followed to select a partner who will offer wraparound services at the regional shelter.
- An RFP was put out for isolation and shelter space capacity expansion during COVID-19. Some contracts with providers have been extended and others have been ended. Warming Center operations are coming to an end as previously planned and COVID-19 operations are coming online to address vulnerable population needs. The City of Spokane, City of Spokane Valley and representatives from Spokane County were all involved in the review and recommendation of projects moving forward.
- Regional collaborative efforts are not expected to effect the function or structure of the CHHS board.

Public Comment

No public comments were offered by meeting attendees.

Approval of the March 2020 Meeting Summaries

Motion to approve the March 4th and March 27th Meeting Summaries made by CHHS Board Member Barry Barfield and seconded by CHHS Board Member Gordon Graves.

➤ MEETING SUMMARIES APPROVED

Review and Approve Various Program Income Funding to Proclaim Liberty

City staff member, Paul Trautman, presented proposed funding to Proclaim Liberty. At a prior meeting, the board recommended that Proclaim Liberty be awarded \$1.2 million to construct a new and expanded ECEAP facility and construct new affordable rental housing units at an expanded Liberty Park Terrace campus. However, CHHS had only \$744,150 CDBG funds available leaving a \$455,850 gap. CHHS anticipates those gap funds should be deliverable in approximately five months from CDBG program income. The Proclaim Liberty project has also received funding from the Washington State legislature of approximately \$1 million. Recently, Proclaim Liberty received final construction costs for ECEAP facility construction and full parcel excavation that includes expensive excavation and trenching at this rocky site. Proclaim Liberty requested and CHHS concurs that the board recommend additional funding to Proclaim Liberty in the amount of \$1,000,516 to fully fund their project, in addition to allocating expected future CDBG funding of \$455,850. The \$1,000,516 new funding allocation would be distributed from miscellaneous revenue (Rental Rehabilitation, UDAG, HOPE 3, and Spokane Urban Homestead) in the form of a repayable loan with a three year term. Once repaid, funds would be reusable for additional projects of similar scope. Because the construction estimate contains contingency funds, it's possible that the project may not require the full funding allocation and as such, it is recommended that the final \$455,850 of CDBG grant funds be dispersed last. If funds are not needed, CDBG funds will be released in the rolling RFP program.

Motion to approve various program income funding to Proclaim Liberty made by CHHS Board member Barry Barfield and seconded by CHHS board member Anne Stuyvesant-Whigham.

➤ VARIOUS PROGRAM INCOME FUNDING TO PROCLAIM LIBERTY APPROVED

Allocate HOME Multifamily Housing Program Funds

City staff member, Paul Trautman, presented a proposed HOME multifamily housing funding allocation recommendation from the Affordable Housing Committee to FFC to construct two new units of affordable housing which will be operated as group homes for renters who fall below 30% AMI. Both two bedroom units will be handicap accessible. The board had previously heard this proposal, but decided to table their decision until additional funding was allocated to the project from other sources. Since that time, FFC has received funding from the state legislature and is fully funded with the exception of this requested \$230,000. The current request is a slight increase from their original request of \$200,000 and exceeds the CHHS self-imposed funding limit of \$160,000. The Affordable Housing Committee recommends funding the FFC program in the full amount of their current request of \$230,000 with the condition that the two units operate as group homes and capitalize all reserves from non-HOME funds prior to project completion. The project will not include supportive services.

Motion to approve HOME funding allocation to FFC made by CHHS Board member Barry Barfield and seconded by CHHS board member Jason McAllister.

➤ HOME FUNDING ALLOCATION TO FFC APPROVED

Sinto Commons HOME Funding Allocation

City staff member, Paul Trautman, briefed the board on a previously approved project, Sinto Commons. The Sinto Commons proposal was voted on and approved at the December meeting of the CHHS Board and only required discussion as part of the 2019 Action Plan Substantial Amendment agenda item.

Allocate HOME TBRA Funds for COVID Relief

City staff member, Paul Trautman, briefed the board on a recent HUD decision to make additional funds available for COVID relief in the face of the current unprecedented crisis. Specifically, HUD will allow HOME and CHDO funds to be reprogrammed as Tenant Based Rental Assistance (TBRA). Currently, the CHHS department has up to \$1,436,237 (\$397,986 CHDO and \$1,038,251 program income) for potential TBRA reprogramming. HUD has allowed the reprogramming of funds to TBRA through the end of 2020. The Affordable Housing Committee recommended that the board approve \$500,000 to help low income renters (perhaps 50% AMI to align with other relief efforts) pay rent, beginning with amounts due as of April 1. The Affordable Housing Committee further recommended that rental assistance be limited to a three month term. By using HUD's current Fair Market Rental rates for a two bedroom apartment, city staff estimates up to 530 renters would benefit from a \$1,400,000 allocation. There are three known subrecipients that the City could expeditiously designate as program manager without competitive procurement: SNAP, Spokane Housing Authority, and the Workforce Council. Currently, the City has only one TBRA program partner, the Spokane Housing Authority which charges 7% of the total contract amount to cover program delivery costs.

Motion to approve release of full \$1.4 million available funds without further limitations made by CHHS Board member Anne Stuyvesant-Whigham and seconded by CHHS Board member Betsy Wilkerson.

- ALLOCATION OF ALL AVAILABLE HOME FUNDS FOR TBRA TO ASSIST COVID-IMPACTED RENTERS APPROVED

Substantial Amendment: 2019 Action Plan

City staff member, Paul Trautman, briefed the board on the needed substantial amendment to the 2019 Action Plan during a public hearing. The board has recommended several projects be funded which need to be added to the list of project allocations in the 2019 Action Plan, including:

- Allocation of \$1,400,000 HOME funds to TBRA for COVID rent relief at various locations within the city.
- Allocation of approximately \$1,000,000 miscellaneous revenues to Proclaim Liberty for ECEAP and affordable rental housing development located at 1525-1527 E Hartson.
- Allocation of \$780,000 HOME funds to Community Frameworks' Sinto Commons project to construct 47 units of affordable housing, including 11 HOME-assisted units at 441-509 W Sinto.
- Allocation of \$230,000 HOME funds to FFC's Homes XII project to construct two affordable housing units, both HOME-assisted, at 2214-2216 E Cataldo.

The city requests that following this public hearing, the board open a five day public comment period, and authorize city staff to close the public comment period, ending on May 12, 2020. City staff will then implement these projects, already recommended by the board.

The board had concerns regarding the abbreviated five day public comment period, which

historically has been required to be open for 30 days. HUD has shortened the required comment period to five days in order to allow for faster responses in light of the COVID-19 pandemic. Public comments have not historically been plentiful, but the board may choose to expand the required five day period to any number of days up to the standard 30.

Motion made to open public comment period and authorize city staff to close public comment on May 12, respond to any public comments received and implement projects as proposed made by CHHS Board member Kate Burke and seconded by CHHS Board member Melody Dunn. CHHS Board member Tim Sigler abstained from the vote. CHHS Board member Betsy Wilkerson voted against the motion.

- FIVE DAY PUBLIC COMMENT PERIOD OPENED WITH AUTHORIZATION FOR CITY STAFF TO CLOSE MAY 12 AND IMPLEMENT PROJECTS

Approve Membership of the RFP/Evaluation Committee

RFP/Evaluation Committee Chair and CHHS Board member Anne Stuyvesant-Whigham provided the proposed names of the RFP/Evaluation Committee and asked that membership of the committee be approved. Committee members are: Anne Stuyvesant-Whigham, Rebecca Sero, Dillon Thorpe, Jeri Rathbun, Kim Taylor, Diane Zemke, Arlene Patton, Sara Clements-Sampson and Rowena Pineda.

The RFP/Evaluation Committee will meet quarterly to review current contracts and performance measures.

Motion to approve proposed RFP/Evaluation Committee membership made by CHHS Board member Betsy Wilkerson and seconded by CHHS Board member Gordon Graves.

- RFP/EVALUATION COMMITTEE MEMBERSHIP APPROVED

Reschedule July CHHS Board Meeting

CHHS Board Chair, Adriane Leithauser, proposed a change to the CHHS Board schedule by moving the July meeting to the second week of the month, to take place July 8, 2020 from 4:00pm - 6:00pm.

Motion to move the July meeting of the CHHS Board to July 8, 2020 made by CHHS Board member Anne Stuyvesant-Whigham and seconded by CHHS Board member Barry Barfield. CHHS Board member Kate Burke was not present for the vote on the July CHHS Board Meeting schedule change.

- CHHS BOARD JULY MEETING CHANGED TO JULY 8, 2020 APPROVED

Director Report

Staff member, Tim Sigler, provided the Director's Report including the following items:

- City Staff member Becky Tuno will be moving from her current position on the homeless team to a Project Professional position assisting CDBG and HOME managers. Becky has an abundance of knowledge that will benefit and provide value to the CHHS Board.

Council Update

No Council Update was provided.

Committee Updates:

Affordable Housing Committee meeting invites will be coming out this week. The RFP/Evaluation Committee is in the process of scheduling their next quarterly meeting.

Meeting Adjourned at 6:06 PM.

The next CHHS Board Meeting is scheduled for **June 3, 2020 from 4-6 pm.**

1

What is the CoC

The Continuum of Care (CoC) Program is designed to:

1. Promote community-wide commitment to the goal of ending homelessness;
2. Provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness;
3. Promote access to and effective utilization of mainstream programs by homeless individuals and families; and
4. Optimize self-sufficiency among individuals and families experiencing homelessness.



Same Words, Two Meanings

- ◎ The “Continuum of Care” is the name of a federal grant administered by the Department of Housing and Urban Development (HUD)
- ◎ The “Continuum of Care” is also an advisory body and the designation for the region’s homeless crisis response system



More about the CoC

- Structure adopted in late 2016 in response to HUD regulations
- Replaced previous advisory structure
- Regional effort with representation from Spokane County, City of Spokane, and City of Spokane Valley in advisory roles
- Intentionally mandates diverse sectors to sit on the Board, as well as recommends certain other groups have direct representation (e.g. advocates, people with lived experience)
- Used to make system-level decisions to create a more holistic response to homelessness and address varied needs
- Encourages leveraging of resource to improve service delivery and engagement across systems



2

What is the Collaborative Applicant

How the CoC is organized



The Roles

Collaborative
Over Applicant
management of the
Continuum of Care
grants on behalf
of the region.



4

Components of the CoC

What makes up a functioning CoC



Governance Structure

Board

The CoC Board is comprised of 23 system leaders across various sectors who advise on the regional homeless response. To ensure a holistic system, members range from local government to public housing, education, philanthropy, advocates, law enforcement, formerly homeless, and more.

Sub-Committees

There are 4 formal sub-committees to address specific needs of populations (youth, families, singles, veterans), as well as 4 system-level sub-committees (landlord liaison, diversion, funding, data). Sub-committees are comprised of front-line staff, people with lived experience, and system experts.



The Board (as of 2019)



City of Spokane



Veterans Services



CoC-funded Service Providers



City of Spokane Valley



People with Lived Experience



Non CoC-funded Service Providers



Spokane County



People with Lived Experience



Homeless Coalition Leadership



Spokane Housing Authority



Law Enforcement



Workforce Development



Business Representative



Children's Administration



Local Philanthropy



Health Providers



Advocates



Education

5

How the CoC Works

How the Board and Sub-Committees interact for system change





Governance Structure

CoC Board
Leadership

Planning and
Implementation
Committee

CoC Sub-
Committee
Chairs



System Change



System experts and people with lived homeless experience drive the discussion.

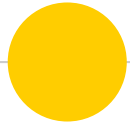


System leaders approve way forward, including implementation and resource allocation.



Examples of System Changes

- ⦿ Coordinated Assessment Tools
- ⦿ Coordinated Entry Policies and Procedures
- ⦿ Diversion-First Approach
- ⦿ Localized Context and Values for Prioritization
- ⦿ Strategic Planning
- ⦿ Evaluation and Alignment of Interventions (e.g. Shelter Models)
- ⦿ System Policies (e.g. Move-On Strategy)



CoC Grant Funding

An annual review of the projects funded by the federal CoC Grant
and of the system's approach to ending homelessness



CoC Grant Evaluation Roles

Collaborative Applicant

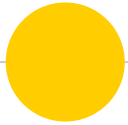
- Conduct a threshold review of all applications
- Score Housing First assessments
- Evaluate new projects
- Complete Consolidated Application and solicit feedback

CoC Funding and RFP Committee

- Evaluate performance of renewal projects
- Review new project applications against system goals
- Create initial ranking list

Continuum of Care Board

- Review Consolidated Application and initial ranking list
- Assist with building out narrative responses
- Provide strategic direction based on available funding and system priorities
- Create final ranking list
- Approve official submission



City Grant Funding

A new process for evaluating applications for state and local dollars that utilizes the expertise and strategic vision of the CoC Sub-Committees and the CoC Board for making funding recommendations



City Grant Evaluation Roles

CHHS Staff

- Create RFPs based on system needs and best-practice nationally
- Conduct a threshold review of all applications
- Conduct risk assessments of all applications
- Organize review panels
- Review and score applications (an average is assessed as one member of the review panels)

CoC Funding and RFP Committee

- Review and score applications in key areas (services, temporary housing, and permanent housing)
- Make recommendations on funding

Continuum of Care Board

- Review RFPs based on system needs and best-practice nationally
- Provide strategic direction based on available funding and system priorities
- Make final funding recommendations to go to City Council for approval



Any **questions** ?

Affordable Housing Committee BRIEFING PAPER
Review Maximum MFHP HOME Funding Limit
June 3, 2020

Subject

Review April 2020 AH Committee recommendation to increase the Multifamily Housing Program's Maximum HOME Funding Limit (the "MFHP Limit").

Background

HUD regulation limits the dollar amount of HOME funds that can be invested in affordable housing units. This limit has always been high. In the early 90's, the City created a local "MFHP Limit" using Time Value of Money. In essence, HOME funding provided today should not exceed the total estimated rent foregone when charging affordable HOME rents, rather than higher market rents, over the Period of Affordability. This reduced the amount of HOME funds to each project and helped spread limited HOME funds among more projects.

The MFHP Limit remained unchanged for many years despite increasing construction costs and market rents. Staff also observed that CHHS received fewer HOME funding applications and HOME funding requests frequently exceeded the MFHP Limit.

In April 2019, the Affordable Housing Committee reviewed and substantially increased the MFHP Limit. The CHHS Board approved that increase. CHHS used the increased MFHP Limit in its Fall 2019 HOME RFP.

In April 2020, the Affordable Housing Committee revisited the MFHP Limit. The Committee recognized a need to stimulate HOME applications and compensate for increasing construction costs. Therefore, the Committee recommends a 10% increase to the MFHP Limit (green cells). Last year's MFHP Limit and HUD's regulatory limit (red) are also shown below. If approved, the 2020 Updated MFHP Limit will be used in the Fall 2020 HOME RFP.

	2019 MFHP Limit				2020 Updated MFHP Limit			HUD Maximum
	30%	50%	60%		30%	50%	60%	
0 Bdrm	\$40,000	\$15,000	\$7,000		\$44,000	\$17,000	\$8,000	\$144,050
1 Bdrm	\$55,000	\$20,000	\$8,500		\$61,000	\$22,000	\$10,000	\$165,134
2 Bdrm	\$80,000	\$30,000	\$11,000		\$88,000	\$33,000	\$13,000	\$200,800
3 Bdrm	\$130,000	\$80,000	\$51,000		\$143,000	\$88,000	\$57,000	\$259,773
4 Bdrm	\$160,000	\$100,000	\$65,000		\$176,000	\$110,000	\$72,000	\$285,148

Impact

Increasing the MFHP Limit will help stimulate affordable housing funding applications and compensate for increasing construction costs.

Action

Approve the 2020 Updated MFHP Limit.



City of Spokane
Community, Housing and Human Services Board – Board
Committee Report

COMMITTEE: Affordable Housing
Meeting Date: May 12, 2020

Chair: Adrienne Leithauser
Date of Next Meeting: June 9, 2020

Members: Adrienne Leithauser (Chair), Phil Altmeyer, Barry Barfield., Gordon Graves, Andy Hoyer, Patricia Kienholz, Mark Muszynski, Arlene Patton, Michone Preston, Diane Zemke

Staff Present: Paul Trautman, Becky Tuno

Guests: Anna Belinski, Chris Boniface, Will Holland

Discussion

The committee received a Gonzaga University student presentation on equity and sustainability of clean energy in affordable housing. Discussion included environmental justice, housing insecurity, and green energy impacts and opportunities in affordable housing.

Staff updated the committee on status of HOME projects and TBRA-COVID rent assistance.

The Committee reviewed the Fall 2020 HOME RFP and discussed HOME eligible projects. The Committee agreed to emphasize senior and disabled housing and continue offering HOME funding to 60% AMI housing units.

The Committee discussed Spokane's local limit on maximum HOME funds per unit. These limits were increased prior to the 2019 HOME RFP to reflect current rents, current construction costs, and stimulate more affordable housing development. The Committee agreed to increase the maximum HOME funds per unit by 10% for the 2020 HOME RFP.

Pre-2019 MFHP Limit		
	30%	50%
0 Bdrm	\$30,000	\$10,000
1 Bdrm	\$30,000	\$10,000
2 Bdrm	\$60,000	\$10,000
3 Bdrm	\$100,000	\$75,000
4 Bdrm	\$120,000	\$100,000

2019 Update to MFHP Limit			
	30%	50%	60%
0 Bdrm	\$40,000	\$15,000	\$7,000
1 Bdrm	\$55,000	\$20,000	\$8,500
2 Bdrm	\$80,000	\$30,000	\$11,000
3 Bdrm	\$130,000	\$80,000	\$51,000
4 Bdrm	\$160,000	\$100,000	\$65,000

2020 Updated MFHP Limit			
	30%	50%	60%
0 Bdrm	\$44,000	\$17,000	\$8,000
1 Bdrm	\$61,000	\$22,000	\$10,000
2 Bdrm	\$88,000	\$33,000	\$13,000
3 Bdrm	\$143,000	\$88,000	\$57,000
4 Bdrm	\$176,000	\$110,000	\$72,000

Action Items Completed:

Reviewed HOME RFP funding and priorities.

Action Items Pending:

- None

Announcements:

None

Actions Needed by the Board:

Review Affordable Housing Committee recommendation to increase the 2020 Multifamily Housing Program maximum HOME funds per unit.

ORDINANCE NO. C-35908

An ordinance establishing official City policy relating to homelessness response efforts; enacting a new section 18.05.030 to the Spokane Municipal Code.

WHEREAS, too many of our neighbors in Spokane are experiencing or have experienced homelessness; and

WHEREAS, too often, and for a variety of reasons, the City's night by night sheltering policy responses are either insufficient or carried out with little actual collaboration with the City Council and other regional governmental and nonprofit partners; and

WHEREAS, historically the City has precipitously reduced shelter bed and warming center capacity below the demonstrated need, which displaced hundreds of people into the community to sleep on sidewalks, in doorways, in parks and along the Spokane River, none of which are equipped for such use.

WHEREAS, the City Council regularly adopts resolutions concerning the procurement of warming centers or emergency shelter during inclement weather which state the official policy of the City, yet there is still a need for a binding statement of official City policy to guide the City's responses to the ongoing issue of homelessness and night by night sheltering in our community; and

WHEREAS, the City Council finds that it is necessary to establish clear and specific baseline policy statements to guide the City administration and to notify the public as to how the City will determine what steps it will take in the future in forming responses to the ongoing issue of homelessness and night by night shelters so that we can more effectively provide for the most vulnerable members of our community without gaps in service and protect neighborhoods that are ill-equipped to absorb the unsheltered.

NOW THEREFORE, the City of Spokane does ordain:

Section 1. That there is enacted a new section 18.05.030 of the Spokane Municipal Code to read as follows:

Section 18.05.030 Homelessness Response Policy

A. Findings and Purpose

1. The City finds that each resident of Spokane is entitled to a basic level of dignity and respect, regardless of whether they are housed or unhoused.
2. The City also finds that historically, City policy regarding the response to homelessness in our community needing night by night shelter has not been formed in a way that is either transparent, collaborative,

regional, or inclusive, and that process often results in decisions being made that harm our communities, rather than help.

3. The purpose of this section is to set a baseline of providing night by night shelter as our City's response to homelessness in our community, so that we form the right policy, with the right people at the table, and can most effectively provide, and coordinate the provision of, services to the most vulnerable members of our community.
- B. It is the official policy of the City of Spokane that its responses to homelessness will be undertaken in accordance with the following principles, without exception.
1. In all responses, a region-wide approach is the starting point and all regional stakeholders – government, nonprofit, and for-profit sectors – will be involved in the formation of response policy.
 2. The City Council, as a body or through its members, as the Council determines, will be actively and directly involved in all aspects of the formation of policy with the advice and consultation with the Community, Housing and Human Services and Continuum of Care Boards along with City staff in response to homelessness in our community, without exception, especially in regards to the provision of night by night shelter.
 3. All night by night sheltering for people experiencing homelessness in Spokane, and funded with dollars either originating with or passing through the City of Spokane, will be low- or no -barrier shelter, to implement the preferred approach of Housing First.
 4. The City shall not reduce night by night shelter or warming center capacity (whether measured by beds, square feet, locations, or by any other capacity measure) without first having in place an agreed, published, and publicly-disseminated plan which is compliant with the principles established in this section and which provides equivalent capacity or it is demonstrated that the amount of capacity being reduced is no longer needed based on vacant space for at least two weeks so there is no gap in service to people in our community who are experiencing homelessness and ill-equipped neighborhoods are not burdened with unsheltered persons.

PASSED by the City Council on _____.

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

DRAFT