

Community, Housing & Human Services Board

August 7, 2024
Meeting Minutes

Meeting called to order at **4:08 PM**. No quorum until about 4:30pm. Items needing a vote were taken after quorum reached.

Attendance/Introductions

- **Board Members Present:** Karen Ssebanakitta, David Edwards, Wes Anderson, Christabel Agyei, Caroline Yu, James Randall, Barb Lee, James Randall, George Dahl, Paul Dillon
- **Staff Present:** Heather Page, Kimi Clifton, Keri Cederquist, Lucas Masjoan, Tessa Jilot, Arielle Anderson, Brian Walker, Amanda Martinez, Cyruz Campos,
- **Guests Present:** Brittney Reed, Lydia, Anna Staal, Cory Bonallo

The Attendance roster listed above may not capture all the individuals that attended virtually if they joined the meeting after it had started due to the limitations of the virtually meeting platform

Approval of the Agenda:

Motion to move action items to end of agenda in hopes that a quorum will happen.

MOTION by David Edwards, seconded by Caroline Yu, **to approve the Agenda as amended; approved unanimously.**

Approval of the Minutes: July 2024

MOTION by Wes Anderson, seconded by James Randall, **to approve the meeting minutes as corrected; approved unanimously.**

Public Comment: None.

Education: Single Family Rehab and Minor Home Repair – SNAP (slides presented attached)

Discussion and Action Items:

Evaluation & RFP Committee Nominee:

MOTION by Karen Ssebanakitta, seconded by James Randall, **to add Chris Mckinney to the Evaluation & RFP Committee; approved unanimously.**

RFP Recommendation for Homeless Services:

MOTION by James Randall, seconded by David Edwards, **to approve the Evaluation & RFP Committee's recommendation to fund applications as seen in attachment so they can move forward to City Council; approved unanimously.**

RFP Recommendation for Affordable Housing Development:

MOTION by David Edwards, seconded by Caroline Yu, **to approve the Evaluation & RFP Committee's recommendation to fund applications as seen in attachment so they can move forward to City Council; approved unanimously.**

County HEAR Grant & Community Stakeholder Meetings: Brittney Reed presented on the HEAR program (attached). Discussion followed.

Board Survey and Bylaws Draft Update: Karen presented on the changes to the bylaws. Some discussion followed to clarify the changes and process. She then spoke about the need to do a review of board representation to make sure that the composition of the board is varied yet experienced. Karen finished by discussing feedback for educational topics for the future.

Director's Report: Arielle Anderson provided a brief update on staffing – Melissa Morrison will be starting as Operations Manager. She and Jon Klapp informed the board of the CoC RFP. Arielle updated on the HHOS contracts. Heather updated Housing Related Services RFP timeline. Heather also updated on the facility and services RFP that is coming up soon as there is a delay due to the need to make sure the needs of the community are met, and the funds are used as allowed.

Council Update: Council Member Dillon spoke about the Homeless Bill of Rights being discussed at the next Council meeting, the regional homeless discussion that happened today, he shared his disappointment in the politization of Pine Lodge in Medical Lake. Council Member Dillon said there seems to be functional understanding and an MOU is being created to work with the different jurisdictions.

COC Update: Arielle provided a general update on the 5-Year Plan work and the jurisdiction collaboration happening among the jurisdictions.

RFP Committee Update: None.

Affordable Housing Committee Update: None.

Regional Homeless Authority: None.

Announcements: Community Needs Survey – please look at the site and take the survey.

Meeting Adjourned at 6:06 PM.

The next CHHS Board Meeting is scheduled for **September 4, 2024 from 4:00-6:00 pm.**



ABOUT SNAP



SNAP To Live

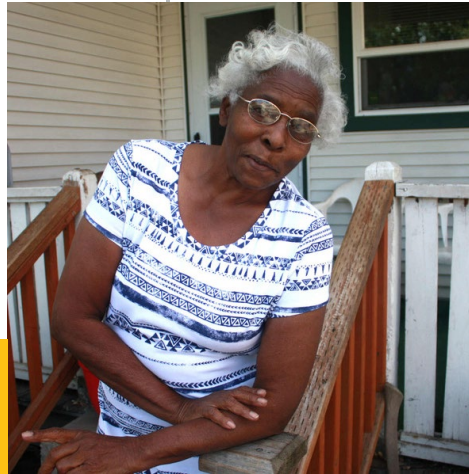
Programs that
meet basic
human needs.



In 2023, SNAP...

- **Weatherization**
Weatherized **358** dwellings for energy efficiency
- **Home Repair** (Minor Home Repair and Single Family Rehabilitation)
Completed **388** home repairs
- **Energy Assistance**
Provided energy assistance to **23,144** households

SNAP To Live



- **Homeless Services**
Transitioned **288** people from homelessness to permanent housing
- **Rental Assistance**
Provided rental assistance to **1,240** households
- **Affordable Housing**
Provided affordable housing to **700** people
- **Foreclosure Prevention**
Saved **462** homes from foreclosure
- **Home Loans**
Helped first-time homebuyers purchase **68** homes

Programs that meet basic human needs.



Single Family Rehabilitation (SFR) - loans

Single Family Rehabilitation Expansion (SFX) - grants



Provide low-cost loans and grants for needed home repairs to assist low-income homeowners maintain a safe and efficient home.

These home repairs address health and safety deficiencies and reduce operating costs (to the extent practicable).

- \$1,524,000 revolving loan funds at 3% over 15 years capped at \$50,000 per loan without a waiver.
- \$1,700,000 for 1 year – SFR grant program



Minor Home Repair (MHR) - grants



Repairs address imminent health or safety hazards that affect the living space such as serious plumbing problems, dangerous/inoperable heating or electrical systems and ADA accommodations.

- City limits - \$500,000/\$6,000 lifetime
- County limits - \$200,000/\$5,000 lifetime
- ALTCEW limits - \$146,000/\$4,500 per year/60+ years of age





Housing Preservation CDBG



Provide CDBG grants for the rehabilitation of:

- 623 S Howard (Alexandria apartments)
- 2701 E Pacific Ave. (Pacific apartments)
- 102 E 2nd Avenue (Patrician apartments)

Totaling \$2,198,800





Commerce Housing Preservation funds within State Housing Trust Fund properties



State Housing Preservation funds for the rehabilitation of:

- 102 E. 2nd Ave. (Patrician apartments)
- 229 W. 2nd Ave. (Avondale apartments)
- 2108 E. First Ave. (Belamy apartments)
- 2701 E Pacific Ave. (Pacific apartments)
- 907 E Sinto Ave. (Sinto apartments)
- 2121 E. Pacific (St. Anne's apartments)
- 9523 E. 8th Ave. (Windsor apartments)

Totaling \$950,000





Roadmap to Resilience Tenant Support Pilot Program



Goal is to provide tenant specific services that assist tenants retain their housing. This could include life skills, employment assistance, food assistance, health services, transportation, case management, and housing related financial support for tenants at five SNAP apartment buildings.

Terms and outcomes:

- 2024 HOME American Rescue Plan
- \$462,861 over 3 years
- Serving approximately 108 households
- Generally serving tenants identified as at risk of becoming homeless





Weatherization



Perform energy efficiency testing on dwelling units of income eligible households, provide health and safety measures, weatherization-related repairs, and weatherization plus health measures.

- Income below 60% of area median
- \$11,132,000 under contract





Emerging Programs

Decarbonization with Solar



Washington State
Department of
Commerce

Solar feasibility studies at four SNAP affordable housing sites – funded by the EPA and the WA Department of Commerce Climate Commitment Act.

- \$431,000 in grant funds





Emerging Programs

Water and Sewer Rehabilitation Program through Integrated Capital Management Department



Water and Sewer Rehabilitation Program, a low-interest loan program to provide financial assistance to qualified residents in need of water or sewer system rehabilitation.

- \$500,000/year for 3 years
- Loan terms – 3% over 10 years
- Income qualifications – 80% AMI





Emerging Programs

Home Electrification and Appliance Replacement



Assist low and moderate-income families, as well as small businesses (under 50 employees), with purchasing and/or installing high-efficiency electric equipment and appliances in the form of rebates and incentives.

Includes:

- Heat pumps for heating and cooling (i.e., air-source, ground-source)
- Residential and commercial induction cooking equipment
- Heat pump water heaters
- Heat pump clothes dryers
- Electric panel and wiring upgrades required for installation of new electric equipment

Eligibility – Up to 150% AMI for a household or 50 employees or less for a business.

Funds - \$1,293,840 for 1 year





Emerging Programs

Spokane Conservation District – Apprenticeship Program



US Forest Service Inflation Reduction Act Urban and Community Forestry and EPA’s Environmental Justice Government-to-Government (EJG2G) Program

SNAP will share information about the SCD shade tree program with its clients, including referring low-income residents to be served by the Spokane County Natural Resource Apprenticeship Program tree planting program. Planting and education on shade trees.

Economic Justice Screening Tool,
<https://screeningtool.geoplatform.gov/en/#8.5/47.7379/-117.6116>.





Emerging Programs

Spokane Climate Resilience Project

EPA's Environmental and Climate Justice Community Change Grants Program funded via the Inflation Reduction Act

Participants includes Gonzaga University, SNAP, the Carl Maxey Center, and the City of Spokane.

SNAP is awarded \$8 million dollars over 3 years to:

- Install 300 homes with high efficiency electric heat pumps and air filtration systems as well as indoor air quality monitors.





Today within SNAP's Housing Services division we are doing so much more.

- With the CHHS staff and other community partners we are developing strategies to preserve our existing housing for generations to come.
- We are implementing strategies that weave together existing and new resources with the emerging technologies and energy efficiencies designed to create a more resilient and equitable community for all of us.
- We are looking to grow job skills and economic opportunities for BIPOC affordable housing developers and energy efficiency skilled trades for the next 50 years.

Closing and Questions

Emergency Shelter	Agency	Population Type Served	Number of Beds	Average Score	Amount Requested	Amount Proposed	Estimated Number of Beds Supported
	CCEW/HOC	Single Men	25	83.8	\$563,092	\$506,782	22
	Family Promise	Families	34	81.8	\$487,000	\$438,000	30
	VOA/Young Adult Shelter	Young Adults (18-24)	44	81.4	\$1,200,000	\$1,383,120	25
	YWCA - DV - Emergency Shelter	Singles, Families	67	81.2	\$277,413	\$221,930	53
	Jewel's Helping Hands- Emergency Shelter	Singles	60	68	\$655,000	\$366,800	33
	Truth Ministries - Emergency Shelter	Single Men	64	66.4	\$519,695	\$157,590	19

Non-Emergency Shelter	Agency	Population Type Served	Number of Beds	Average Score	Amount Requested	Amount Proposed	Estimated Number of Beds Supported
	Revive - Rapid Rehousing	Singles, Families	30	81	\$247,362	\$247,362	30
	Transitions -TLC	Single Women	3	79.3	\$473,801	\$236,900	TBD
	Home Yard Cottages	Families	16	78.8			TBD
	Women's Hearth - Day Center	Single Women	N/A	78.6			TBD
	Miriam's House	Single Women	2	78.3			TBD

Agency	Project Name	Funding Requested	Funding Recommended	Funding Source	Avg Score	Units Preserved or Built	Comment
Spokane Townhomes LLC	South Crystal Ridge Vasilenko	\$1,309,172	\$1,309,172	1590	96	3	New construction of four 3-bedroom, 3-bathroom houses to be rented to households earning 60% or less AMI.
Take Up the Cause	4 th and Pittsburg Fourplex	\$749,000	\$749,000	CHDO	93	4	Take Up The Cause will acquire a neighborhood-friendly well designed 4-plex developed by Greenstone Homes. The site-specific plan features four one- bedroom, one-bath units of approximately 800 square feet.
Spokane Dynamic Construction LLC	South Crystal Ridge Sirenkyi	\$327,293	\$327,293	HOME	93	1	The South Crystal Ridge Sirenkyi project is the construction of a 3-bedroom stand- alone home on an approximate 5000 sq ft lot in the South Crystal Ridge neighborhood.
Proclaim Liberty	Bethany Presbyterian Redevelopment	\$2,142,111	\$2,142,111	HOME	92	22	This is a new construction project of 22 units of affordable housing, constructed as two 3-story multifamily residential buildings.
St. John Two	315 W 9 th Ave Seniors	\$1,546,233	\$1,546,233	1590	92	35	This is a new construction infill project yielding 35 new units of permanent supportive affordable senior housing, consisting of 30 1-bedroom units and 5 2-bedroom units. All units will be ADA accessible.
Community Frameworks	Hoffman Rehab	\$300,000	\$300,000	1590	87	16	The project will include exterior work on the three story, multiunit building. Fourteen units total will be rehabbed.
Habitat for Humanity	Scattered Site Homeownership II	\$1,450,000	\$1,000,000	1590	86	7	New construction of four 3-bedroom, 3-bathroom houses to be rented to households earning 60% or less AMI.
Centerstone Unlimited	Centerstone Apartments	\$767,888	\$767,888	1590	85	17	The project preserves the affordable housing inventory for persons with chronic mental illness, earning 50% or less AMI. The project would support 17 units of affordable housing between two buildings.
Excelsior Wellness	Wellness Properties	\$1,248,000	\$925,707	1590	85	43	The project is a new construction and rehabilitation of a multi-family, multi-use, multi-income, 4-story building with additional community space located in the basement.
Scott Family Group LLC	Scott Family Apartments	\$1,500,000	0	N/A	0	0	Did not provide required paperwork (budget was missing)
		\$9,839,697	\$9,067,404			110	

Housing & Community Development



Home Electrification and Appliance Rebates (HEAR) Program



Home Electrification and Appliance Rebates (HEAR) Program

The Washington State Home Electrification and Appliance Rebates (HEAR) Program provides grants to eligible third-party administrators to provide rebates and incentives to households and small businesses to purchase and install high-efficiency electric equipment and appliances.

Eligible Populations

- Low-income households with income of <80% AMI
- Moderate-income households with income of 80%-150% AMI
- Small businesses with 50 or less employees (or meet definition in RCW 39.06.010[22])

Eligible Expenses

- Appliances
 - Electric heat pump water heaters
 - Electric air/ground-source heat pumps for space conditioning
 - Commercial/residential induction kitchen equipment
 - Electric heat pump clothes dryers
- Services (necessary for installation of high-efficiency electrical equipment)
 - Electrical service & panel upgrades
 - Electrical wiring
 - Mechanical, electrical, and plumbing equipment
 - Education & outreach resources to promote adoption of HE electric equipment

RFP Process

Timeline

Opened: May 31
Closed: June 28

Review

Simplified process:
Direct to BoCC
following the staff
review since there
was only 1 applicant
and we were on a
tight timeline

Results

1 Applicant: SNAP
Awarded \$1,465,649
Executed Contract:
7.23.24

Funding

Commerce Award **\$1,565,649**

HCD Admin \$100,000

SNAP Award **\$1,465,649**

SNAP Admin \$171,809

SNAP Equipment & Installation \$1,293,840

SNAP HEAR Program

Period of Performance

7.1.24 - 6.30.25

Accomplishments

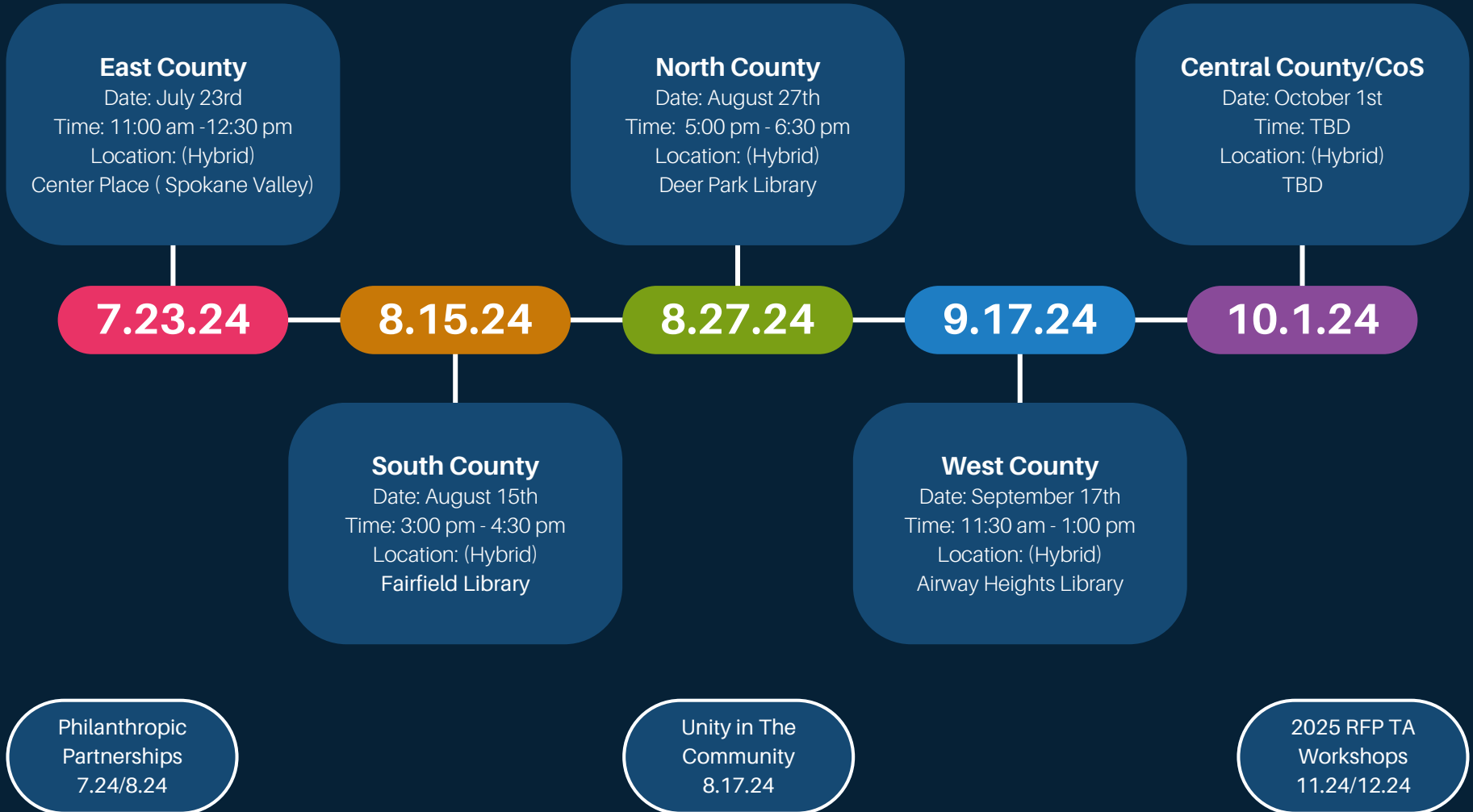
\$171,809 Admin

\$1,293,840 Equipment & Installation

~25% - \$323,460 Commercial

~75% - \$970,380 Residential

STAKEHOLDER ENGAGEMENT SERIES



Spokane Regional Homelessness Collaborative Meeting

8.7.24

3:00pm-4:30pm

Innovia Foundation | 808 W Riverside Ave, Ste 650

<https://us06web.zoom.us/j/84017987317>

This is a meeting of elected leaders to continue discussions about collaboration on a regional approach to homelessness. Anyone is welcome to attend and listen in person or virtually. No public comment will be taken at this meeting.

1. Introductions & Agreement on Meeting Ground Rules
(Facilitator – Rick Romero - 10 min)
2. Update from City of Spokane on new City strategies to reduce homelessness **(Mayor Lisa Brown and Dawn Kinder – 15 min)**
 - a. Q & A **(5 min)**
3. General Discussion on Regional Partnership **(60 min)**
 - a. Commitment to partnership
 - b. Interest in regional organization/coming to agreement on model/strategies
 - c. Timeline, specific goals/next steps

Ground Rules

- Each jurisdiction will be limited to 2 electeds and 1 executive at the table and/or on Zoom
 - Also 2 City staff re: Mayor/Council; 2 Reps from COC board, 1 from Experience Matters, and 1 from Hello For Good
 - Only those at the table/zoom will be speaking but anyone else is welcome to attend and listen
 - Those at the table/zoom need to come prepared to speak for their jurisdiction/organization & colleagues
 - Personal invitations may be given to non-jurisdictional appointees
 - Comment opportunities may occur at scheduled times throughout the session
- Order of conversation:
- Electeds first; followed by COC; followed by jurisdiction staff; followed by Experience Matters and HFG