

Urban Experience Committee

Agenda for 1:15 p.m. Monday, March 13, 2023

The Spokane City Council's Urban Experience Committee meeting will be held at **1:15 p.m. on March 13, 2023**, in City Council Chambers, located on the lower level of City Hall at 808 W. Spokane Falls Blvd. The meeting can also be accessed live at my.spokanecity.org/citycable5/live/ and www.facebook.com/spokanecitycouncil or by calling 1-408-418-9388 and entering the access code #2498 909 7516; meeting password 0320.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council. The Urban Experience Committee meeting is regularly held every 2nd Monday of each month at 1:15 p.m. unless otherwise posted.

The meeting will be open to the public both virtually and in person, with the possibility of moving or reconvening into executive session only with members of the City Council and appropriate staff. No legislative action will be taken. No public testimony will be taken, and discussion will be limited to appropriate officials and staff.

AGENDA ATTACHED

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 509.625.6237, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mpiccolo@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.

Agenda - 13 March 2023

1 Call to Order

2 Approval of Minutes

Approval of February 13, 2023, meeting minutes

Discussion Items:

3 DSC Monthly Permit Report

5 min

MacDonald, Steven

Council sponsor Stratton

Presentation of current permit information for Development Services Center.

4 Housing Navigator Discussion

20 min

Thomas, Kelly

Council Sponsor Stratton.

Discussion with Daniel Klemme and Dane Jessen of Housing Navigator for rapid re-housing program.

5 Cannon Street Shelter Amendment

15 min

Cerecedes, Jennifer

Council sponsors Wilkerson and Stratton.

Requesting permission to amend the existing Cannon contract to add 800,000 and extend the contract through 5.31.23.

6 Ahrens & Ahrens Automobile Dealership SRHP Nomination

5 min

Duvall, Megan

Council Sponsors Bingle & Cathcart.
Nomination of the Ahrens & Ahrens Automobile Dealership to the Spokane Register of Historic Places.

7 Hillyard Masonic Lodge SRHP Nomination

5 min
Duvall, Megan

Council Sponsors Bingle & Cathcart.
Nomination of the Hillyard Masonic Lodge to the Spokane Register of Historic Places.

8 Spokane Brewing & Malting SRHP Nomination

5 min
Duvall, Megan

Council Sponsors Bingle & Cathcart.
Nomination of the Spokane Brewing & Malting building to the Spokane Register of Historic Places.

9 Continuation of Premera Feasibility Update Discussion

30 min
Wallace, Tonya, Teal, Jeffrey, Steele, David

Council Sponsor: Stratton
Continuation of discussion from Study Session of 3/2/23.

Consent Items:

10 Four Multi-Family Tax Exemption (MFTE) Conditional Agreement(s)

Stripes, Teri

Council Sponsors: CMs Kinnear, Wilkerson, Stratton, Zappone, Cathcart, & Bingle

Staff has determined that the MFTE -Garden District Apartments I, LLC Conditional application meets the Project Eligibility defined in SMC 08.15.040 and is located in a previously adopted Residential Target Areas identified in SMC 08.15.030.

Once the project is constructed, the applicant intends to finalize as a 12-yr Affordable Rentals of 12 + Units.

- 11 Fleet Extensions to current MegaWash Contract and approval for Renewal #3**
Prince, Thea, Giddings, Richard
Council Sponsor: CM Stratton
- In 2020 Purchasing put out an RFQ for Car Wash Services – MegaWash was the lowest responsive bidder, and a contract was processed for Not To Exceed \$49.5k. The original contract as well as the first extension were slightly overspent, so we need to amend the current renewal adding \$15k to it. We are also asking for approval to enter into Renewal #3 for \$65k to run through March 31, 2024.
-
- 12 Settlement Resolution**
Smithson, Lynden
Council Sponsors CP Beggs and CM Bingle
Benjamin Gedeon vs. City of Spokane.
-
- 13 Affordable Housing Funding Recommendations**
5 min
Culton, Richard
Council Sponsor: CM Stratton
Explanation of the funding recommendations provided by the Affordable Housing Committee and the CHHS Board. CHHS is seeking Council approval to accept these recommendations.
-
- 14 Executive Session**
Executive Session may be held or reconvened during any committee meeting.
-
- 15 Adjournment**
-
- 16 Next Meeting**
The next meeting of the Urban Experience Committee will be held at 1:15 p.m. on April 10, 2023.

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Agreement(s)

11 - Fleet Extensions to current MegaWash Contract and approval for Renewal #3 **92**

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1 - Call to Order

2 - Approval of Minutes

Approval of February 13, 2023, meeting minutes

| For Decision

Attachments

[Urban Experience Committee Minutes 02-13-23.docx](#)

STANDING COMMITTEE MINUTES
City of Spokane
Urban Experience Committee
February 13, 2023

Call to Order: 1:18 pm.

Recording of the meeting may be viewed here: <https://my.spokanecity.org/citycable5/live/>

Attendance

Committee Members Present: CM Stratton (Chair), CM Zappone (Vice Chair), CP Beggs, CM Kinnear, CM Cathcart, CM Wilkerson, CM Bingle

Staff/Others Present: Hannahlee Allers, Giacobbe Byrd, Nicolette Ocheltree, Candi Davis, Chris Wright, Matt Boston, Steve MacDonald, Heather Sweet, Marlene Feist, Jenn Cerecedes, Daniel Ramos III, Megan Duvall, Kevin Freibott

Approval of Minutes

- Action taken
CM Bingle moved to approve the minutes of the January 9th meeting. The motion was seconded by CM Wilkerson. The minutes were approved by a vote of 7-0.

Agenda Items

Discussion items

1. Broadband/Fiber Consultant Contract – Steve MacDonald (5 Minutes)
 - Action taken:
Presentation and discussion. Sponsored by CP Beggs and CM Wilkerson.
2. Monthly DSC Permit Report – Steve MacDonald (5 minutes)
 - Action taken:
Presentation and discussion only, no action taken.
3. MySpokane 311 Update 1 – Heather Sweet (10 minutes)
 - Action taken:
Presentation and discussion only, no action taken.
4. SBO for Expo+50 Infrastructure Projects – Marlene Feist (10 Minutes)
 - Action taken:
Presentation and discussion. Sponsored by CM Bingle, CM Kinnear, CM Zappone.
5. Department of Commerce ROW Contract SBO – Jenn Cerecedes (5 minutes)
 - Action taken:
Presentation and discussion. Sponsored by CM Stratton and CM Zappone.
6. CMIS Update – Housing-Homeless Data & Performance – Daniel Ramos III, Jenn Cerecedes (10 minutes)
 - Action taken:

- Presentation and discussion only, no action taken.
7. Highland Park United Methodist Church SRHP Nomination – Megan Duvall (2 Minutes)
 - Action taken:
Presentation and discussion. Sponsored by CM Kinnear and CM Wilkerson.
 8. The Waldean Apartments SRHP Nomination – Megan Duvall (2 Minutes)
 - Action taken:
Presentation and discussion. Sponsored by CM Stratton and CM Zappone.
 9. Judge Blake House SRHP Nomination – Megan Duvall (2 Minutes)
 - Action taken:
Presentation and discussion only. Sponsored by CM Stratton and CM Zappone.
 10. Cannon Streetcar Suburb Historic District Overlay Zone Ordinance– Megan Duvall (2 Minutes)
 - Action taken:
Presentation and discussion. Sponsored by CP Beggs, CM Kinnear, CM Wilkerson.

Consent items

1. REACH Proposal for WQTIF Funds. (Planning & Economic Development)

Executive Session

None.

Adjournment

The meeting adjourned at 3:02 p.m.

Prepared by:
Jeff Gunn

Approved by:

Councilmember Karen Stratton
Urban Experience Committee Chair

3 - DSC Monthly Permit Report

MacDonald, Steven

Council sponsor Stratton

Presentation of current permit information for Development Services Center.

| For Discussion

Attachments

[Briefing Paper UE 230313.docx](#)

Committee Agenda Sheet

URBAN EXPERIENCE

Monday, March 13, 2023

Submitting Department	Community & Economic Development Division
Contact Name & Phone	Steve MacDonald – x6835
Contact Email	smacdonald@spokanecity.org
Council Sponsor(s)	CM Karen Stratton
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 minutes
Agenda Item Name	Monthly DSC Permit Report
Summary (Background)	<p>Presentation of current permit information for Development Services Center, including: (All stats are year-to-date through the end of the prior month.)</p> <ul style="list-style-type: none"> - Total Building Permits Issued - Total Residential Units Issued <ul style="list-style-type: none"> Multi-Family Housing Units Single-Family Residences Duplexes ADUs - Housing in the Pipeline <ul style="list-style-type: none"> In Plan Review Scheduled for Pre-Development Multi-Family Tax Exemption Conditional Contracts - Largest Construction Valuation Projects This Year - Council District Information
Proposed Council Action & Date:	None (Informational for Council) – March 13, 2023
Fiscal Impact: Total Cost: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
What impacts would the proposal have on historically excluded communities? N/A	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? N/A	
How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution? N/A	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? N/A	

4 - Housing Navigator Discussion

Thomas, Kelly

Council Sponsor Stratton.

Discussion with Daniel Klemme and Dane Jessen of Housing Navigator for rapid re-housing program.

| For Discussion

Attachments

[Housing Navigator Briefing Paper.docx](#)

[Housing Navigator Document.pdf](#)

Committee Agenda Sheet

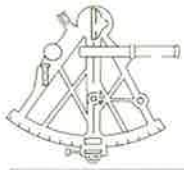
Urban Experience Committee

Submitting Department	<i>City Council</i>
Contact Name	<i>Kelly Thomas</i>
Contact Email & Phone	kthomas@spokanecity.org , 509-625-6712
Council Sponsor(s)	<i>CM Karen Stratton</i>
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 20 minutes
Agenda Item Name	<i>Housing Navigator</i>
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<i>Housing Navigator has recently been awarded a \$506,625 contract with the City to provide rapid rehousing efforts for approximately 20 unsheltered individuals being displaced from the WSDOT right of way, commonly referred to as Camp Hope. These individuals have been characterized by existing Camp Hope service providers as being some of the hardest individuals to place due to medical fragility and mental health state. Housing Navigator will be managing landlord outreach and engagement strategies, develop private market rental partnerships, administer incentive fund payments, coordinate and administer financial assistance to providers and landlords, and provide accurate data. Their full scope of work is outlined within the following document.</i>
Proposed Council Action	
Fiscal Impact Total Cost: <u>\$506,625</u> Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A part of a larger DOC grant Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Department of Commerce grant Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? <i>Because this program targets unsheltered individuals and the landlords and service providers who will be assisting in rehousing them, it would have a positive impact on this historically excluded community by its very nature.</i>	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? <i>Data collection will be performed by Empire Health Foundation.</i>	

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Data collection will be performed by Empire Health Foundation.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? *This program aligns with City Council's recent legislation and with administrative efforts to address homelessness in Spokane, which includes identifying and increasing affordable housing.*

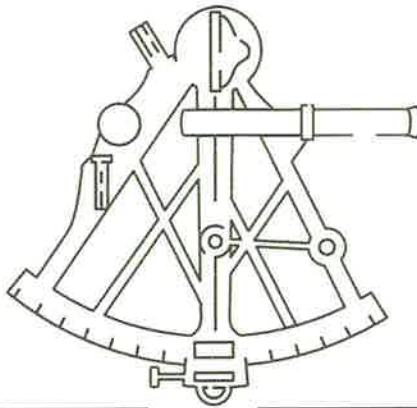


HOUSING

— NAVIGATOR —

Housing Navigator™, S.P.C., is a Social Purpose Corporation.

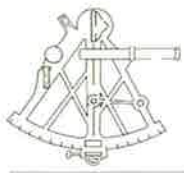
This Corp. is organized to carry out the above business in a manner intended to promote positive short-term or long-term effects of, or minimize adverse short-term or long term effects of assisting subsidized housing tenants using on site case and resource management services



HOUSING

— NAVIGATOR —

Affordable Housing Can Be
Profitable. Sustainable. Equitable. Achievable.



Executive Summary

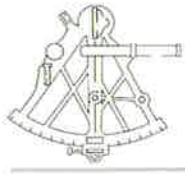
Housing Navigator, S.P.C. is a Social Purpose Corporation: We strive to intentionally benefit society by using evidence and impact data measurement in investment structures and designs, manage impact performance through stakeholder feedback, and contribute directly to the profitability and sustainability of current and future investments of the affordable housing industry.

Our social purpose is as follows:

"A specific social purpose of the Corporation is the provision of social services referrals, on site social services and case monitoring/management services in connection with property management of rental housing dedicated to low income and disabled tenants receiving, or eligible to receive, social services."

Biggest Opportunities

- HN's Social Purpose, mission, and Intellectual Property will inform strategies for beneficial community development through socially responsible partnerships and performance.
 - Creation and administration of government subsidies and incentives;
 - Coordinating case management with appropriate non-profit, government, and faith based organizations;
 - External benefits and sustainable impact to stakeholders will achieve performance budgeting model to HN;
- Achieving critical service obligations and required performance measurements for regional stakeholders.
 - Quickly moving people out of prioritized state rights of way and into better living situations;
 - A measurable decrease in the number of people experiencing unsheltered homelessness;
 - An increase in positive housing outcomes;
 - A decrease in returns to homelessness after exiting the system;
- Overcoming traditional barriers to permanent housing for vulnerable populations.
 - Positive Social Impacts on historically marginalized communities;
 - Increasing the community's capacity to provide permanent housing placements from private market rental housing to people currently experiencing, or at risk of experiencing homelessness;
- Risk mitigation through Innovation and leadership.
 - Reputation of Executive Officers to Critical Stakeholders;
 - Housing Navigator, S.P.C., believes Innovation means, "Helping more people today, than we did yesterday."



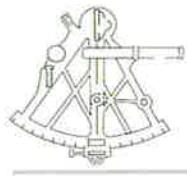
Rapid Rehousing Housing Navigator™, S.P.C Scope of Work

City of Spokane | 2/1/2023

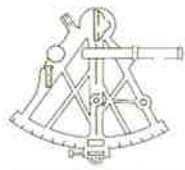
Subcontractor shall: manage landlord outreach and engagement strategies, develop private market rental housing provider partnerships and relationships to quickly identify appropriate permanent housing vacancies, administer incentive fund payments that lower barriers to permanent housing accessibility, coordinate showings and inspections with homelessness service providers, coordinate and administer financial assistance with providers for essential needs and move-in costs, administer rental and utility assistance payments to landlords, and provide accurate data reporting to successfully and rapidly provide permanent housing units that accommodate the needs and preferences of approximately 20 unsheltered individuals who are certified as being displaced from the Washington State Department of Transportation's Right of Way, commonly referred to as Camp Hope.

Operations

- a. SUBCONTRACTOR shall provide Permanent Housing Search and Housing Identification Services to increase the availability of permanent housing units for ROW eligible participants.
 - i. To successfully house as many as possible, a thorough outreach plan will employ a variety of methods, including but not limited to: Phone calls, internet ads, social media ads, public presentations, podcasts, radio ads, meeting attendance, printed materials, and developing and leveraging relationships within the rental housing industry (Landlords, property management companies, landlord associations, realtor associations, property management associations).
- b. SUBCONTRACTOR shall determine eligibility of identified permanent housing units by ensuring that units follow Washington State Department of Commerce Rights of Way Initiative Process and Requirements.
- c. SUBCONTRACTOR will determine permanent housing provider eligibility for funds and participation based on Housing Accessibility requirements listed in Washington State Department of Commerce Rights of Ways Initiative Process and Requirements.
- d. SUBCONTRACTOR shall require permanent housing provider to agree that Participants must not be terminated from the program for the following reasons:
 - i. Failure to participate in supportive services or treatment programs.
 - ii. Failure to make progress on a housing stability plan.
 - iii. Alcohol and/or substance use in and of itself is not considered a reason for termination.
 - iv. If a participant is terminated from the housing due to violating rules focused on maintaining a safe environment, there must be a process in place for the participant to re-enroll in the housing at a later date when the behavior has been resolved.

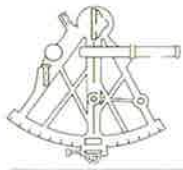


- e. SUBCONTRACTOR shall require that all Housing and shelter must comply with local, state, and federal nondiscrimination requirements, including not discriminating based on religion, gender identity, or sexual orientation.
- f. SUBCONTRACTOR shall require all permanent housing units to pass a Housing and Habitability Standards (HHS) Inspection prior to issuance of any financial assistance or ROW referral.
- g. SUBCONTRACTOR shall physically inspect each unit to assure it meets HHS standards.
 - i. Housing which fails to meet the standards may not receive assistance, unless the owner corrects any deficiencies within 30 days from the date of the initial inspection. Program must verify that all deficiencies have been corrected.
- h. SUBCONTRACTOR shall review proprietary leases, addendums, and property services agreements with landlords and property managers, upload required information to SUBCONTRACTOR's proprietary systems for outcome data measurement. Required documents include:
 - i. Proof of Ownership/Management Agreement
 - ii. Landlord W-9
 - iii. HHS Inspection
 - iv. Lease/Rental Agreement
 - v. Unit/Parcel Information
 - vi. Contact Information
 - vii. Property Condition Report
 - viii. Holding Agreement
- i. SUBCONTRACTOR shall Administer Incentive Fund Payments once eligibility process has been completed and verified. Incentive Fund Payment documentation acts as a holding agreement until the unit is filled with ROW Eligible Participants.
- j. SUBCONTRACTOR shall case-conference with service providers, housing specialists, case managers, landlord liaisons, and peer navigators working with ROW Eligible Participants to receive ROW Housing Referral and begin coordination to sustainably enter permanent housing that fits the needs and preferences of the clients being served.
- k. SUBCONTRACTOR shall coordinate showings with service provider(s) and rental housing providers. Upon ROW Participant's approval of the housing option, the move-in process can immediately begin.
- l. SUBCONTRACTOR shall provide financial assistance, including Landlord Incentive payments, move-in assistance payments, rental assistance payments, utility assistance payments, purchasing and coordinating furniture, transportation, and other costs associated with move-in arrangements with moving people into permanent housing.



Administration & Reporting Requirements

- a. SUBCONTRACTOR will describe how costs are aligned with market rates and similar efforts in the area, and include the number of units funded, the number of people housed in those units, and operating costs per unit.
- b. SUBCONTRACTOR will maintain financial records outlining the number of staff, staff costs, and other costs associated with outreach and services.
- c. SUBCONTRACTOR will ensure expenditures fall within Allowable Housing Types and Related Costs as defined by the Department of Commerce, which include i) acquisition, renovation, leasing, operating, maintenance, tenant leasing, and associated services costs for apartments and houses, and ii) outreach, assessment, transportation, and other costs associated with moving people into set-aside housing.
- d. SUBCONTRACTOR recognizes that the State is committed to finding and implementing an appropriate balance between the need to hold funded units for people living on rights of way and ensuring that bed utilization is maximized to bring people inside who are living unsheltered on non-state land, and may direct funded units/beds and outreach to assist people experiencing homelessness who are not living on prioritized rights of way if the Department determines the beds are no longer needed to transition people who live on state rights of way, and at the discretion of the City of Spokane.
- e. SUBCONTRACTOR will to report to the City of Spokane every 60 days:
 - i. number of rights of way participants engaged by SUBCONTRACTOR,
 - ii. age, gender, race, and ethnicity of people engaged,
 - iii. type and duration of engagement with rights of way Participants,
 - iv. types of housing options that were offered,
 - v. the number of individuals who accepted offered housing or shelter,
 - vi. the types of assistance provided to move individuals into offered housing,
 - vii. services and benefits in which an individual was successfully enrolled,
 - viii. housing outcomes of individuals who were placed into housing six months and one year after placement, and
 - ix. number of people arrested or fined in association with a housing site.
- f. In an effort to support the collection of feedback regarding state and county efforts, SUBCONTRACTOR will collect feedback from Participants, affordable housing providers, homeless outreach providers, and homeless and affordable housing advocates engaged by SUBCONTRACTOR regarding:
 - i. The use of funding by SUBCONTRACTOR,
 - ii. types of housing and habitability standards governing the funded shelter and housing,
 - iii. the roles, policies, and procedures governing outreach and law enforcement engagements with people at prioritized sites,
 - iv. changes the state should make regarding the overall state initiative, and
 - v. other issues of concern identified by participants.



SUBCONTRACTOR will summarize and submit copies of written feedback to be forwarded to the Department as City of Spokane's convenience.

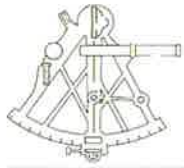
- g. SUBCONTRACTOR will submit reports, in a form to be determined by the Department of Commerce, regarding work performed under the Contract and Contract funds expended.

SUBCONTRACTOR will provide reporting of performance metrics, including:

	Rapid Rehousing Services	Performance Target	
A	# of Households enrolled	20	
B	# of permanent housing units enrolled	20	
C	Average # of days from unit enrollment to participant move in	30 Days	
D	# of persons remaining housed after 6 months	18	90%
E	# of persons remaining housed after 12 months	16	80%

Critical Social Impact Benchmarks

- **A decrease in the number of people experiencing unsheltered homelessness;**
- **An increase in positive housing outcomes;**
- **A decrease in returns to homelessness after exiting the system.**



Housing Navigator, S.P.C., ROW-RRH Budget

Rapid Rehousing

Housing Navigator, S.P.C.

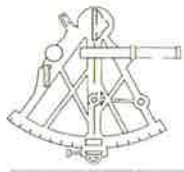
City of Spokane | ROW Project Budget Overview

			\$ Total	% Total
Direct	Direct participant support	Move-in kits & essential needs	\$ 30,000	4.6%
		Tenant incentive in-lieu of deposit	\$ 24,000	3.7%
	Direct participant support Total		\$ 54,000	8.2%
Direct	Direct permanent housing support	Rent & rent stabilization payments	\$ 288,000	43.9%
		Landlord incentive payments	\$ 150,000	22.8%
		Utilities allowance payments	\$ 34,560	5.3%
	Direct permanent housing support Total		\$ 472,560	72.0%
Project Operations		Salaries & benefits	\$ 57,250	8.7%
		Software	\$ 1,750	0.3%
		Supplies	\$ 1,650	0.3%
		Travel	\$ 1,250	0.2%
		Equipment	\$ 1,015	0.2%
	Project Operations Total		\$ 62,915	9.6%
Direct Costs Total			\$ 589,475	89.8%
Indirect	Administration	Salaries & benefits	\$ 57,250	8.7%
		Professional services	\$ 3,000	0.5%
		Insurance	\$ 2,150	0.3%
	Administration Total		\$ 62,400	9.5%
Facilities		Rent of facilities	\$ 3,250	0.5%
		Utilities	\$ 1,500	0.2%
	Facilities Total		\$ 4,750	0.7%
Indirect Costs Total			\$ 67,150	10.2%
Grand Total			\$ 656,625	100.0%

As of February 1, 2023.

12-month project duration for professional services provided within the Scope of Work.

* Budget Overview does not include Damage Mitigation Fund, managed by the City of Spokane, required for Project completion.



Housing Navigator, S.P.C.'s ROW RRH Housing Safety, Habitability, and Accessibility Addendum

Goal: Quickly move people out of prioritized state rights of way and into better living situations by offering Permanent Housing that is:

- a. Safer than living in a right of way;**
- b. A meaningful improvement over living in a right of way; and**
- c. Better addresses an individual's assessed needs**

Housing Safety, Habitability, Accessibility Requirements

All funded living situations must protect occupants from the elements and not pose a threat to health or safety. Accommodations must be made for people who use wheelchairs or mobility devices, as needed, and reasonable accommodations must be made for other disabilities.

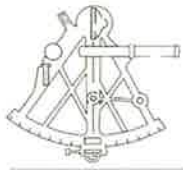
Permanent Housing funded by this initiative must have realistic and clear expectations.

Rules and policies must be narrowly focused on maintaining a safe environment for participants and the community and avoiding exits to homelessness.

Permanent Housing must have flexible intake processes and require minimal documentation.

At a minimum, people must not be screened out based on the following criteria:

- Having little or no income**
- Having poor credit or financial history**
- Having poor or lack of rental history or evictions**
- Having involvement with criminal justice system**
- Having active or a history of alcohol and/or substance use**
- Having been impacted or affected by crime**
- The type or extent of disability-related services or supports that are needed**
- Lacking identification or proof of U.S. Residency Status**
- Other behaviors that are perceived as indicating a lack of “housing readiness,” including resistance to receiving services**
- If a program serves households with children, the age of a minor child cannot be used as a basis for denying any household's admission to the program**
- Housing can be oriented to moving people to more permanent housing, but housing may not have strict stay limits. Participants must not be exited to homelessness solely due to the number of days residing in housing.**



HOUSING

— NAVIGATOR —

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This Corp. is organized to carry out the above business in a manner intended to promote positive short-term or long-term effects of, or minimize adverse short-term or long term effects of assisting subsidized housing tenants using on site case and resource management services

Participants must not be terminated from the program for the following reasons:

- Failure to participate in supportive services or treatment programs
- Failure to make progress on a housing stability plan
- Alcohol and/or substance use in and of itself is not considered a reason for termination
- If a participant is terminated from the housing due to violating rules focused on maintaining a safe environment, there must be a process in place for the participant to re-enroll in the housing at a later date when the behavior has resolved.

Housing and shelter must comply with local, state, and federal nondiscrimination requirements, including not discriminating based on religion, gender identity, or sexual orientation.

This Addendum will acknowledge that all parties are aware of Housing Navigator, SPC's ROW Housing, Accessibility, and Safety Requirements, and will cooperate in good faith throughout tenancy to mitigate potential issues that arise.

To the extent that the terms of this Addendum are inconsistent with the terms of the Lease or Rental Agreement, the terms of this Addendum shall control.

By signing below, the undersigned Property Owner/Authorized Agent agrees and acknowledges having read and understood this addendum.

Housing Navigator, S.P.C.'s ROW RRH Housing Safety, Habitability, and Accessibility Addendum is required for a permanent housing unit to be eligible for Housing Navigator, S.P.C.'s Landlord Incentive Fund and Vacant Unit Holding Fee Agreement.

OWNER: _____

Owner Signature: _____

DATE _____

Authorized Agent Full Name: _____

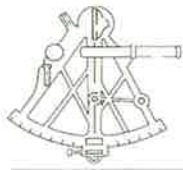
Authorized Agent Signature: _____

DATE _____

Housing Navigator, S.P.C. Staff Name: _____

Housing Navigator, S.P.C. Staff Signature: _____

DATE _____



Housing Navigator, S.P.C.'s Landlord Incentive Fund & Vacant Unit Holding Fee Agreement

This Agreement Regarding Vacant Unit Holding Fees (the "Agreement") is made by and between _____ ("Owner"), and, Housing Navigator Social Purpose Corporation ("HNSPC") The Owner and HNSPC (collectively, the "Parties") hereby acknowledge and agree as follows:

1. The Owner owns the building located at _____, Washington and unit number _____ (the "Unit") within the building is vacant.
2. HNSPC desires that the Owner maintain the Unit in its current vacant state, and that the Owner lease the Unit to a HNSPC ROW-RRH applicant and not lease it to any other third-party during the period commencing on the date the unit passes HNSPC's HHS Inspection ("Effective Date") and terminating 30 days from the passed inspection date ("Termination Date"). The 30 day period is the term of the Agreement ("Term"). In consideration for this action, HNSPC has agreed to pay to Owner the amount of \$7500.00 (the "Payment"). *Holding fee*
3. Owner acknowledges receipt of the Payment, and in consideration for the Payment, Owner agrees that Owner shall lease the Unit to a HNSPC ROW-RRH applicant and not lease it to any other third party during the Term. In addition, during the Term, the Owner shall meet in good faith with HNSPC to review potential tenants for the Unit referred by HNSPC to the Owner. Such potential tenants shall all be individuals that are eligible for HNSPC ROW Rapid Re-Housing Incentive Funds.
4. When the Owner enters into a lease with a HNSPC ROW-RRH referral prior to the expiration of the Term, the HNSPC ROW-RRH rental and utility assistance payments will commence and the Owner shall retain the Incentive. In the event that, by the end of the Term, the Owner has not entered into a lease with an individual referred by HNSPC, then this Agreement shall terminate without further action of the Parties, and the Owner shall be entitled to retain the Payment.
5. At any time during the Term, either party may terminate this Agreement upon 5 days written notice to the other party. In the event that Owner is the terminating party, then: (i) the Payment shall promptly be returned to HNSPC within 30 days of the termination. In the event that HNSPC is the terminating party, then: (i) the owner shall retain the Payment previously made by HNSPC, and (ii) HNSPC shall have no further obligation to the Owner. The Owner's obligation to return the funds to HNSPC, as set forth above, shall survive the termination of this Agreement.
6. Nothing in this Agreement shall be deemed to obligate the Owner to lease the Unit to any particular applicant referred by HNSPC, and nothing in this Agreement shall be deemed to grant HNSPC any right to occupy the Unit during the Term. HNSPC shall have no duty or obligation regarding the Unit. This Agreement merely establishes the parties' mutual intent to create measurable, sustainable impact that benefits society and good-faith adherence to HNSPC's Social Purpose for the referral and lease up of a homeless applicant in the Owner's Unit.
7. This Agreement shall be governed by the laws of the State of Washington.
8. This Agreement may be executed in counterparts, and multiple originals, each of which shall constitute one and the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

OWNER Name: _____

Owner Signature: _____

Date: _____

Authorized Agent Full Name: _____

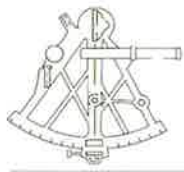
Authorized Agent Signature: _____

Date: _____

HNSPC Authorized Agent Name: _____

HNSPC Authorized Agent Signature: _____

Date: _____



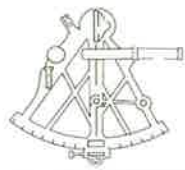
Good Neighbor House Rules Addendum

To protect your comfort, safety and enjoyment and that of your neighbors, Management has adopted the following House rules and policies. Failure to comply with the rules and policies will constitute a material breach of this Agreement and may constitute a just cause for termination of tenancy.

Safety

Committing any act which tends to create or incite, or in fact creates or incites, either a violent response and/or an immediate breach of the peace. Such conduct includes

- Obscene language or gestures
- Boisterous conduct,
- Personally abusive epithets, or words or language that a reasonable person would find offensive, disgusting, or insulting
- And/or epithets or words or language likely to provoke a reaction of fear, anger, or apprehension when addressed to a person of ordinary sensibilities
- Bringing illegal weapons onto the premises; you will not brandish or threaten anyone with guns, knives, or other weapons in or near your unit
- Engaging in any predatory behavior at or around the premises (drug dealing, stealing, sex trafficking, assaultive or abusive behavior).
- Harassment, intimidation, torment, suggestions of lewd or lascivious acts, and threatening behavior are expressly prohibited.
- Disturbing lawful assemblies of persons without lawful authority
- Knowingly making false statements or misleading material statements (written or oral) to a public servant that would likely cause evacuation or public inconvenience or alarm.
- Repeated unfounded allegations to staff relating to conditions of the premises and/or conduct of others.
- A pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- criminal activity by a tenant, any member of the tenant's household, a guest or another person under the tenant's control that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises), or that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises.



Cleanliness

Tenant is obligated to dispose of all garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner only in containers approved or provided by Management and to cause members of Tenant's household and their guests to refrain from littering or leaving trash and debris in common areas. Residents shall refrain from scattering garbage, trash or debris of any kind except in the trash receptacles provided by Management.

Trash: shall be disposed of properly and not left in the dwelling unit. Entire dwelling unit should be free of rodent or insect infestation.

Trash/Garbage: should be stored in a covered container until removed to the disposal area.

Unit Care

Tenant shall use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors.

Tenant shall notify Management promptly if any repairs are needed to the dwelling unit and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the property. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to any damage that occurs

Tenant shall use only in a reasonable manner all electrical, sanitary, heating, ventilating, air conditioning, and other facilities and appliances including elevators.

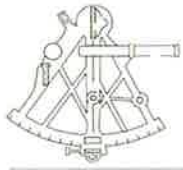
Housekeeping Standards General -

Walls: Should be clean, free of dirt, grease, holes, cobwebs, and fingerprints. **Floors:** should be clean, clear, dry and free of hazards. **Ceilings:** should be clean and free of cobwebs.

Windows: Should be clean and not nailed shut. Shades or blinds should be intact. **Woodwork:** should be clean, free of dust, gouges, or scratches.

Doors: Should be clean, free of grease and fingerprints. Doorstops should be present. Locks should work.

Heating Dwelling Units: Should be dusted and access uncluttered.



Kitchen

Stove: should be clean and free of food and grease.

Sink: should be clean, free of grease and garbage. Dirty dishes should be washed and put away in a timely manner. **Exhaust Fan:** should be free of grease and dust.

Cabinets: should be clean and neat. Cabinet surfaces and countertop should be free of grease and spilled food. Cabinets should not be overloaded. Storage under the sink should be limited to small or lightweight items to permit access for repairs. Heavy pots and pans should not be stored under the sink.

Refrigerator: should be clean. Freezer door should close properly.

Refrain from pouring grease, sludge, solvents and caustic chemicals into the sink, tub or toilet.

Bathroom

Lavatory: should be clean.

Tub and Shower: should be clean and free of excessive mildew and mold. Where applicable, shower curtains should be in place and of adequate length.

Toilet and Tank: should be clean and odor free.

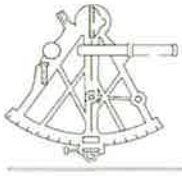
Floor: should be clean and dry.

Storage Areas

Linen Closet: should be neat and clean.

Other Closets: should be neat and clean. No highly volatile or flammable materials should be stored in the dwelling unit.

Other Storage Areas: should be clean, neat and free of hazards.



Hazards

The Tenant shall not undertake, or permit his/her family or guests to undertake, any hazardous acts or do anything that will increase the project's insurance premiums. Such action constitutes a material non-compliance. If the unit is damaged by fire, wind, or rain to the extent that the unit cannot be lived in and the damage is not caused or made worse by the Tenant, the

Laundry Facilities

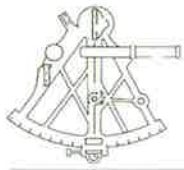
Heavy articles are not allowed in the laundry machines or dryers.

Tenant must remove contents from the machine promptly when the cycle is complete.

Tenants must clean out the dryer lint trap after each use.

Management assumes no responsibility in the use of laundry equipment or for items lost, stolen or damaged therein. Laundry facilities are for the exclusive use of Tenant for their own clothing only.

Stakeholder Feedback
reasonable expectations



False Statements and Information Policy

Penalties for Knowingly giving the Landlord false Submitting False information regarding income or other Information: factors considered in determining Tenant's eligibility and rent is a material noncompliance with the lease subject to termination of tenancy. In addition, the Tenant could become subject to penalties available under Federal law. Those penalties include fines up to \$10,000 and imprisonment for up to five years.

Guest Policy

Management permits accommodation of Tenant's guests or visitors for a period no more than fourteen (14) consecutive days or a total of thirty (30) cumulative calendar days during any twelve (12) month period per each guest or visitor. Permission may be granted, upon written request to the Property Manager, for an extension of this provision.

ACCEPTED AND AGREED TO BY:

By the signature(s) below I/we also acknowledge that these Good Neighbor House Rules have been received and thoroughly explained to me/us.

Tenant and household agree to the terms and conditions of these Good Neighbor House Rules and all additional documents made a part of the Lease packet by reference:

TENANT: _____

DATE _____

CO-TENANT/SPOUSE: _____

DATE _____

OTHER FAMILY MEMBER (18+): _____

DATE _____

OTHER FAMILY MEMBER (18+): _____

DATE _____

Referral Provider Organization: _____

DATE _____

Referral Provider Name: _____

Referral Provider Signature: _____

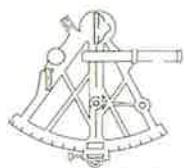
DATE _____

Housing Navigator, S.P.C. Staff Name: _____

Housing Navigator, S.P.C. Staff Signature: _____

DATE _____





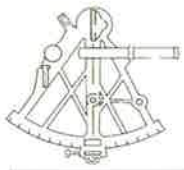
HOUSING

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Type of Assistance	Guidance	Documentation
Landlord Incentive Fund(s)	<p>Paid to rental housing providers upon written agreement of the terms in COMMERCE ROW Initiative Process and Requirements</p> <p>Acts as a holding fee until permanent housing is filled with ROW eligible participant(s).</p> <p>\$7500 per unit (studio, 1BR, etc...) \$4500 for Single Room Occupancy (SRO) \$7500 for SRO with Sex Offender</p>	<ul style="list-style-type: none"> • Proof of Ownership • HHS Inspection • Property Services Agreement, Lease & Addendums • W-9 on file • Holding Agreement • HSHA Addendum • Receipt
Rental Assistance	Market Rate Rental Payments to Rental Housing Providers, paid monthly, guaranteed for 12 months.	<ul style="list-style-type: none"> • Invoices/Rent Roll • Receipts
Utility Assistance	Utility Payments paid monthly: Water/Sewer/Garbage, Electric	<ul style="list-style-type: none"> • Invoices • Receipts
Damage Mitigation Assistance Fund	<p>Landlords and Property Managers may apply for Damage Mitigation Assistance Funds for claims up to \$5,000 that are proven to be above normal wear and tear.</p> <p>This fund is available rather than traditional deposits.</p>	<ul style="list-style-type: none"> • Lease Agreement • Landlord's W-9 • Proof of Ownership • HHS Inspection • Property Condition Report • Estimates if applicable • Invoices • Receipts
Special One-Time Assistance (SOTA) Payment Option	The Special One-Time Assistance Payment Option will allow Rental Housing Providers the choice of receiving 12 months of Rent at initial lease signing if all other financial assistance requirements are met.	<ul style="list-style-type: none"> • Proof of Ownership • HHS Inspection • Property Services Agreement • W-9 on file • SOTA Agreement • Receipt
Move-In Kits & Essential Needs	Costs associated with move-in, furnishings, kitchen, bedroom, and bathroom essentials, cleaning supplies, and other living essentials to set a Participant up for success. Items are listed on Move-In Worksheet and are purchased for Participant on an as needed basis.	<ul style="list-style-type: none"> • Move-In Worksheet • Receipts



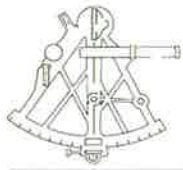
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Tenant Incentive In-Lieu of Deposit	Incentive paid to Participant for completion of a successful tenancy, as outlined in Lease Agreement. Maximum \$1200 per Participant.	<ul style="list-style-type: none"> • Property Condition Report • Receipts
Vacancy Loss Payments	Payments of rent made to compensate the property owner for the loss of rental income of a unit that was previously occupied by an assisted tenant but has been vacant for circumstances beyond the owner's control.	<ul style="list-style-type: none"> • Property Condition Report • Receipts
Glossary of Terms	Definitions	Additional Comments
Performance Budgeting	The act of considering and making funding choices based on desired outcomes. Performance budgeting focuses on the results to be gained through investment decisions.	
Sole Source	A contractor providing goods or services of such a unique nature or sole availability at the location required that the contractor is clearly and justifiably the only practicable source (best source) to provide the goods or services. Refers to a procurement situation where the goods or services are of such a unique nature or sole availability at the location required that once vendor is clearly and justifiably the only practicable source to provide the goods or services.	
Spokane Regional Continuum of Care (COC)	<p>In the City of Spokane, people experiencing homelessness are provided services that target their barriers and needs to achieve housing stability. Broadly, the program is designed to promote community-wide planning and strategic use of resources to:</p> <ul style="list-style-type: none"> • Address Homelessness; • Improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; • Improve data collection and performance measurement; • Allow each community to tailor its program to the particular strengths and challenges within that community. 	



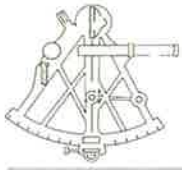
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Housing First	A model of housing assistance that prioritizes rapid placement and stabilization in permanent housing that does not have service participation requirements or preconditions (such as sobriety or minimum income threshold).	
Rapid Re-Housing (RRH)	A permanent housing solution emphasizing housing search and relocation services and short and medium term rental assistance to move homeless persons and families (with or without disability) as rapidly as possible into housing).	
Medium-Term Rental Assistance	Medium-term rental assistance is rental assistance that is provided for 4 to 24 months and is eligible under the following CoC Program components: Permanent Housing: Rapid Rehousing, Homelessness Prevention, and Transitional Housing.	
Permanent Housing	Permanent housing is housing in which the household may stay as long as they meet the basic obligations of tenancy.	
Single Room Occupancy (SRO)	A single room occupancy (SRO) unit provides living and sleeping space for the exclusive use of the occupant but requires the occupant to share sanitary and/or food preparation facilities with others.	
Housing Quality Standards (HQS)	HQS are the HUD minimum quality standards for tenant-based programs. HQS standards are required both at initial occupancy and during the term of the lease.	
Housing Habitability Standards (HHS)	The habitability standards are different from the Housing Quality Standards (HQS) used for other HUD programs. In contrast to HQS inspections, the habitability standards do not require a certified inspector. As such, Housing Navigator, S.P.C., program staff could conduct the inspections, using the HHS Inspection form found on the City of Spokane's Website	
Landlord Engagement	Landlords and property managers hold the keys to permanent housing. Building and sustaining relationships with landlords results in your current and future clients becoming housed.	From HUD's Homeless System Response: Landlord Engagement in the Time of Covid-19



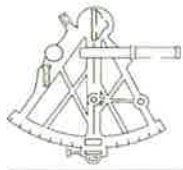
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Emergency	A set of unforeseen circumstances beyond the control of the agency that either: (a) Presents a real, immediate, and extreme threat to the proper performance of essential functions; or (b) May reasonably be expected to result in material loss or damage to property, bodily injury, or loss of life, if immediate action is not taken.	Multiple Cities and Counties across the Country have declared a State of Emergency over homelessness and encampments. This is not a value judgment on the varied and complex causes of homelessness, but it is a legal declaration.
Emergency Procurement	Obtaining goods or services directly from a qualified vendor, without any competition that may otherwise be required, in direct response to an emergency.	
Impact Investing	Refers to investments made into companies, organizations, and funds with the intention to generate a measurable, beneficial social or environmental impact alongside a financial return	
Social Purpose Corporation (SPC)	A Washington Social Purpose Corporation (SPC) is a corporation formed to pursue profits and social good.	
Intellectual Property	A work or invention that is the result of creativity, such as a manuscript or a design, to which one has rights and for which one may apply for a patent, copyright, trademark, etc.	Example: Housing Navigator(™) is trademarked
Rights of Way Initiative (ROW)	Goal: To Quickly move people out of prioritized state rights of ways and into better living situations	



Dane Jessen Biography

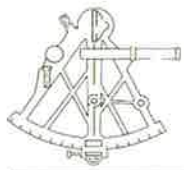
Dane is an innovator, technical systems expert, and solutions focused leader in the housing industry. His past work in the nonprofit sector focused on diverse stakeholder engagement and inter-sector collaboration to support scientific research and development in enviro- and bio-technology, STEM education, and workforce development, as well as economic development and entrepreneurship. He is particularly passionate about helping people become the best they can be by finding their own personal nexus of passion, talent, and meaningful effort to positively impact their communities in their own way... as he enjoys pursuit of the same in his own life. He has continued this work as a socially responsible entrepreneur, stepfather, and grateful volunteer in the community.

Dane's previous experience in Cross-Sector Community Development:

- The Readiness Acceleration & Innovation Network (RAIN) - Chief Operating Officer 2016-2018 (Tacoma)
 - Helped launch RAIN as a volunteer stakeholder-to-employee, supporting the foundational cross-sector collaboration with UW Tacoma, local nonprofits, the City of Tacoma, local philanthropy, and local businesses required to launch a community-based regional biotechnology hub
 - Served and supported the organization's and partner nonprofit philanthropy programs
 - Supported diverse entrepreneurs to launch startups ranging from medical devices to food trucks
 - Worked with classes and individual students to shift innovation to identity, develop marketable skill sets, and establish career-focused network connections
 - Administered federal research and environmental grant funds
- Graduate Tacoma! STEAM Network Board Member - Leadership Team 2016-2018 (Tacoma)
 - Tacoma STEAM Network is an initiative by the nonprofit Graduate Tacoma, dedicated to increasing Science, Technology, Engineering, Arts, and Mathematics (STEAM), access, interest, and success for all Tacoma students.
- Emergency Operations Center Member Spokane County 2022
 - Permanent Housing Subject Matter Expert

Education

- CFA Institute Chartered Financial Analyst (CFA) Level 1
- University of Washington Tacoma | Milgard School of Business 2014-2016
 - Bachelor of Business Administration (Finance), Minor in Global Engagement
 - Activities and societies: UW Foster School of Business Business Plan Competition (2015), Global Honors Student Leadership Council (Co-chair), Net Impact, Global Business Society, Big Data Conference Series, Finance Society, GIS Society
 - 2016 Summa Cum Laude
 - 2016 "Most likely to be a CEO" Award - recognizes the graduating senior who has demonstrated ambition, leadership, and charisma throughout their career at the Milgard School of Business, and that their business school peers have decided are "most likely to be a CEO."
- Tacoma Community College Tacoma Community College 2013-2014
 - Associate of Business, Business/Commerce, General Associate of Business, Business/Commerce, General
 - Activities and societies: Phi Theta Kappa Honor Society



HOUSING — NAVIGATOR —

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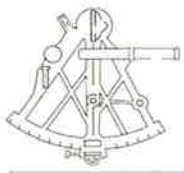
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Housing Navigator, S.P.C., Chief Financial Officer

Dane joined Housing Navigator Social Purpose Corporation in 2022 to support the organization's purpose of intentionally benefiting society by using evidence and impact data measurement in investment structures and designs, manage impact performance through stakeholder feedback, and develop systems that contribute directly to sustainability of current and future investments in affordable housing. Dane has been a student of socially responsible finance, data science, and technology as well as complex social systems and believes there is an incredible opportunity to impact America by sustainably and equitably supporting vulnerable people in our society through increased access to affordable housing.

Personal Information

In his free time, Dane loves working on electronics, making things (DIY), building software applications, playing bass, and lifelong learning. His heroes include Richard Feynman, Dr. Rhonda Patrick, and James Clear. He has an affinity toward people of other cultures, especially immigrants, as he has enjoyed the privilege of traveling internationally, having multinational friends, and close family from Vietnam. He is a naturally private individual and enjoys watching others express their passions through creative outlets (art, music, entrepreneurship), being of service to others, and learning.



Daniel Klemme Biography

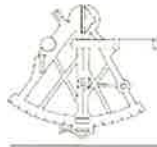
Daniel Klemme is a subject matter expert, innovator, and solutions focused leader in the rental housing industry. His work in the nonprofit sector focused on permanent housing placement through landlord outreach and engagement for Veterans experiencing homelessness and Section 8 program participants. He has continued this work as a socially responsible entrepreneur and volunteer in the community.

Daniel Klemme currently serves as:

- President of the Landlord Association of the Inland Northwest Board of Directors since 2019
- Spokane Regional Continuum of Care Board Member
 - Listed By Name as Expert in permanent housing placement and integral to landlord engagement strategy in FY2022 Special NOFO CoC Application
- Move-To-Work Advisory Committee Member: Spokane Housing Authority
- Founding Chair and current member of the Spokane Landlord Liaison Network

Daniel Klemme's previous experience in Landlord Engagement, Outreach and Homelessness Services:

- Supportive Service for Veterans Families (SSVF) Landlord Liaison 2017-2019
 - Spokane CoC Veterans Subcommittee Member 2017 - 2019
 - Winner of the Washington Multi-Family Housing Association's (WMFHA) Emerald Award for Community Service Team or Individual in 2019
- Spokane Housing Authority Landlord Liaison 2019-2020
- Responsible Renters Program Instructor 2017-2020
- Northwest Fair Housing Alliance Conference Presenter 2019 & 2020
 - 2019: "Community Resources for Successful Tenancies Pt. 2– Panel: Resources for Social Populations Veterans, Elders, and People with Felonies or Disabilities"
 - 2020: "Housing Search and Landlord Outreach"
- Spokane Homeless Coalition Panelist 2020 "Rental Housing and Eviction Moratorium"
 - Terri Anderson: Tenants Union of WA State
 - Steve Corker: Landlord Association of the Inland Northwest
 - Daniel Klemme: Spokane Housing Authority
- Emergency Operations Center Member Spokane County 2022
 - Permanent Housing Subject Matter Expert



Daniel Klemme Biography Continued

Housing Navigator, S.P.C., Founder and Chief Executive Officer

Daniel Klemme founded Housing Navigator Social Purpose Corporation, in 2021 to intentionally benefit society by using evidence and impact data measurement in investment structures and designs, manage impact performance through stakeholder feedback, and develop systems that contribute directly to sustainability of current and future investments in affordable housing.

In October and December of 2021, two Landlord Resource Fairs were hosted and sponsored by The Spokane Landlord Liaison Network, Housing Navigator S.P.C., and The Landlord Association of the Inland Northwest. A combination of over 50 landlords and property managers attended these meetings with the intent to learn about the services and resources available in our community. Providers Included:

- Goodwill Industries of the Inland Northwest
- Volunteers of America
- SNAP
- Catholic Charities
- Parent-Child Assistance Program
- Northwest Mediation Center
- Molina Healthcare
- Aging and Long-Term Care
- Fulcrum Institute
- Frontier Behavioral Health
- The ZoNE Project
- Health Care for Homeless Veterans
- Northwest Fair Housing Alliance

Housing Navigator S.P.C., has done numerous presentations about providing permanent housing to Eligible Participants through the Washington State Department of Commerce's Rights of Way Initiative, including presentations to:

- National Association of Residential Property Managers
- The Landlord Association of the Inland Northwest
- Partnership for Affordable Housing
- Spokane Public Libraries
- Spokane Landlord Liaison Network
- Spokane County Emergency Operations Center

Personal Information

In his free time, Daniel loves practicing guitar, amassing over 10,000 hours of practice since he began playing when he was 12 years old. His heroes include Steve Vai, Guthrie Govan, and Yngwie Malmsteen. He is a private individual and deeply enjoys spending quality time with his family and close friends.

July 13, 2022

TO WHOM IT MAY CONCERN

I am writing this letter on behalf of Housing Navigator's and its President Daniel Klemme. I understand they are being considered for participating in finding housing assistance for the City of Spokane.

I have worked with both over the past two years through my affiliation with the Landlord Association of the Inland Northwest.

Without qualification I recommend both to you as I believe they have access to resources in the community to come up with viable solutions to the challenges you face.

I would be most happy to be interviewed to further discuss this recommendation.

Most sincerely,

Steve Corker

Vice President, Board Member and Director of Governmental Affairs

Landlord Association of the Inland Northwest,

Former Spokane City Council member 2000-2003, 2007-2011,

8620 North Cedar Road

Spokane, Washington 99028

1-509-230-3901

scorker@ix.netcom.com



Daniel Klemme
Housing Navigator, S.P.C.
Spokane, WA
509-635-3190
Daniel@housingnavigator.org

To whom it may concern,

We at the LLA support what Housing Navigator can and will do for our community.

Roger Trainor
Executive Director
509-535-1018

Housing Navigator

Pamela Parr <pparr@spokanehousing.org>

Wed, Jul 13, 2022 at 11:16 AM

To: "Finch, Eric" <efinch@spokanecity.org>, "Cerecedes, Jennifer" <jcerecedes@spokanecity.org>

Cc: Daniel Klemme <danielklemme@gmail.com>

Good Morning,

Just a follow-up. I met with Daniel Klemme yesterday from Housing Navigator about the potential for them to help provide housing location services and/or aftercare care services for anyone that might be relocated from Camp Hope using any rental assistance we may be able to drum up. He believes they can help. I asked him to reach out to you both to bring you up to speed on his non-profit and how they might fit into the puzzle.

Thanks,



Pam Parr

Executive Director

Spokane Housing Authority

25 W. Nora Ave., Spokane, WA 99201

Phone: 509-252-7139

Fax: 509-323-2364

Web: www.spokanehousing.org

Home is where the start is.

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Spokane Regional Continuum of Care

In the City of Spokane, people experiencing homelessness are provided services that target their barriers and needs to achieve housing stability. This is done through what is called a "Continuum of Care", or CoC. Spokane's CoC provides a suite of services for people experiencing homelessness that is supported through multiple local, state, and federal funding sources. Broadly, the program is designed to promote community-wide planning and strategic use of resources to:

- Address homelessness;
- Improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness;
- Improve data collection and performance measurement; and
- Allow each community to tailor its program to the particular strengths and challenges within that community.



SPOKANE REGIONAL
Continuum of Care

Spokane Regional Continuum of Care

2A-3.	Successful Permanent Housing Placement or Retention. (All Applicants)
Special NOFO Section VII.B.2.d.	

	Describe in the field below how your CoC will increase the rate that individuals and persons in families residing in:
1.	emergency shelter, safe havens, transitional housing, and rapid rehousing exit to permanent housing destinations; and
2.	permanent housing projects retain their permanent housing or exit to permanent housing destinations.

Low-income and homeless households face many barriers to housing in Spokane County's highly competitive rental market. To increase the rate of PH placement from shelter, TH, and RRH, the CoC reallocated resources and facilitated the acquisition of new resources to create new Landlord Liaison positions with local rental assistance providers, including the PHA, to provide more intentional relationship management with landlords and develop relationships with new landlords. The CoC has a Landlord Liaison Subcommittee, and the president of the Landlord Association, Daniel Klemme, is a member and sits on the CoC Board. These experts are codifying the CoC's strategy around landlord engagement, creating a unified set of standards for theLLs, developing a comprehensive landlord list, and engaging the landlord association more strategically.

Landlord Event at Salvation Army



Housing Navigator, S.P.C., brought 14 private market landlords and property managers, representing hundreds of units in Spokane, to the tour and informational meeting put on by Major Perine at the Salvation Army

We were given a tour of the campus, given a breakdown of the programs and services offered, and one of the landlords in attendance had a current 1-bedroom vacancy that they offered to house with the Salvation Army and their programs.

Briefing Paper Study Session

Division & Department:	City Council				
Subject:	Business Registration & Personnel Fees for Social Purpose Corporations and Certified B Corporations				
Date:	May 31, 2018				
Author (email & phone):	Ben Stuckart – bstuckart@spokanecity.org 625-6269				
City Council Sponsor:	Ben Stuckart				
Executive Sponsor:	None				
Committee(s) Impacted:	Urban Development/Finance & Administration				
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative				
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	<p>Sustainability Action Plan 4.1.8 Strategy 8-C – Support growth of “clean and green” businesses in the community.</p> <p>Comprehensive Plan Economic Development 3.1 – Economic Growth</p> <p>Comprehensive Plan Economic Development 3.4 – Value Added Business Strategy</p> <p>Comprehensive Plan Economic Development 4 – Economic and Employment Opportunity</p>				
Strategic Initiative:	Marketing Spokane; Sustainability				
Deadline:	Will file for Council consideration following committee meeting.				
Outcome: (deliverables, delivery duties, milestones to meet)	Increase in Social Purpose Corporations in Spokane; Tool for socially conscious business recruitment; Cultivate a business environment in Spokane that attracts and rewards corporate responsibility and sustainability				
Executive Summary:					
<p>This ordinance will establish the same reduced business registration fee reduction currently provided to low gross income and non-profit businesses to Social Purpose Corporations and Certified B Corporations. Any company registered as a Certified B Corporations® will also be eligible for the personnel fee (“Head Tax”) waiver currently received by non-profit organizations.</p>					
	Regular Business	Non-Profit	Low Gross Income	Social Purpose Corporation	Certified B Corp
Reduced Business Registration Fee	No	Yes	Yes	Yes	Yes
Personnel Fee (“head tax”) Waiver	No	Yes	No	No	Yes

The current fee for a regular business registration is \$113 per year. In addition to the basic registration fee, businesses pay a per employee fee also known as a “head tax”.

<6 Employees	6-10 Employees	>10 Employees
\$10 per employee	\$15 per employee	\$20 per employee

Businesses who fall under a low gross income threshold are eligible for a reduced business registration fee (one-half of the fee), however low gross income businesses are still required to pay the “head tax”. Non-profit organizations are also eligible for the reduced business registration fee (again, one-half the basic registration fee) and the “head tax” is waived for all non-profits. The City’s “head tax” currently generates more than \$2 million dollars in revenue.

In 2012, the state legislature adopted the Social Purpose Corporation (SPC) Law for Washington State. Similar to a Benefit Corporation (recognized in 37 states outside of Washington), Social Purpose Corporations are a business status that allows businesses to consider social and environmental impacts and goals when making business decisions. Under the Social Purpose Corporation status, companies are required to make a commitment to pursue a social or environmental impact that it specifies in its charter. Unlike Benefit Corporations, Social Purpose Corporations are not required to have a “general public benefit purpose” or operate in a full triple-bottom-line manner¹.

Social Purpose Corporations can be established through the Washington Secretary of State or by electing to become a Social Purpose Corporation after a recommendation by the board of directors as well as consent by two-thirds of the shareholders. Social Purpose Corporations are required to notify potential investors that the corporation’s mission is not limited to earning a profit. Social Purpose Corporations are also required to publish an annual public report that provides detail on the social purposes of the corporation’s goals. Social Purpose Corporations do not currently receive any specific local, state, or federal tax benefits.

Although Washington’s Social Purpose Corporation lacks the ‘teeth’ of traditional Benefit Corporations, Social Purpose Corporations can meet the intent of Benefit Corporations by certifying through a third-party certifier such as B Lab’s B Corp Certification. Third-party certification allows companies to distinguish themselves from other companies who claim to be “green”, “sustainable”, or “socially conscious”. Major Certified B Corporations have included: Patagonia, Warby Parker, Method (cleaning sprays), New Belgium Brewing, Ben & Jerry’s, and Hootsuite.

Businesses seeking B Corporation certification begin the process by completing an impact assessment based on the company’s impact on workers, community, customers, and environment. Impact assessment example questions include:

GOVERNANCE: Does the company have a formal process to share financial information (except salary info) with its full-time employees?

WORKERS: Based on referenced compensation studies, how does your company’s compensation structure (excluding executive management) compare with the market?

¹ Profit, People, & Planet

COMMUNITY: What % of management is from underrepresented populations? (This includes women, minority/previously excluded populations, people with disabilities, and/or individuals living in low-income communities.)

ENVIRONMENT: Does your company monitor and record its universal waste production?

The interest in conscious capitalism continues to grow.²Benefit corporations are beginning to attract support from investors and entrepreneurs as a way to protect their businesses whose social benefit purpose is critical to the existence of the business. Consumers continually express that sustainability is priority when shopping. Studies also show that employees prefer working for organizations that have a strong social and environmental track record.

The city of Spokane currently has only a handful of Social Purpose Corporations. There is one Certified B Corporation. The current lack of these types of businesses allows the City to craft and implement a clean slate incentive for new, established, and relocating businesses that believe in sustainable business practices and are willing to back up their values through this business model.

References

Bend, D., & King, A. (2014, May 30). *Why Consider A Benefit Corporation?* Retrieved from Forbes: <https://www.forbes.com/sites/theyec/2014/05/30/why-consider-a-benefit-corporation/#7c78774065e9>

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Lee, D. (2017). *Washington state's Social Purpose Corporations making impact on the word, and businesses*. *Puget Sound Business Journal*.

Mirzarian, S. (2015). *Washington's Social Purpose Corporation: Creating Accountability for Corporations or Simply Providing a Halo to Underserving Corporations*. *Seattle Journal of Environmental Law*, 255-279.

Nielsen. (2015, November 05). Retrieved from GREEN GENERATION: MILLENNIALS SAY SUSTAINABILITY IS A SHOPPING PRIORITY: <http://www.nielsen.com/us/en/insights/news/2015/green-generation-millennials-say-sustainability-is-a-shopping-priority.html>

² See Dick's Sporting Goods recent move change gun selling policy

O'Connor, S. (2012, March 7). *Washington State Legislature Passes New Social Purpose Corporation Law*. Retrieved from The Means of Innovation:
<http://meansofinnovation.com/292/washington-state-legislature-passes-new-social-purpose-corporation-law/>

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Budget Impact:

Approved in current year budget? ☐ Yes ☒ No

Annual/Reoccurring expenditure? ☐ Yes ☒ No

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.) The City will lose business registration revenue for current businesses that become Certified B Corporations or reincorporate as Social Purpose Organizations. Revenue loss because of this ordinance is limited to the General Fund. The fiscal impact of this ordinance is indeterminate because it is unknown which, if any, current businesses will reincorporate as Social Purpose Corporations or become Certified B Corporations.

There are 5 Social Purpose Organizations in the City. These businesses will be eligible for the business fee reduction upon their annual license renewal. This will have an estimated reduction in City revenue of \$282.50.

There is one Certified B Corporation in the City. This business has less than 6 employees. This business will be eligible for the business fee reduction and personnel fee waiver upon their annual license renewal. This will have an estimated reduction in City revenue of no more than \$116.50.

The City's cost of implementing this ordinance is minimal.

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☒ No

Requires change in current operations/policy? ☒ Yes ☐ No

Specify changes required: Known challenges/barriers:

Rights of Way Initiative Process and Requirements

Goal

Quickly move people out of prioritized state rights of way and into better living situations.

Process

The state has identified five priority counties in which it will focus initial initiative efforts, and will create a list of priority rights of way in each county. The state's goal is to address as many prioritized rights of way as possible with available resources.

Initial process and use of funds

In the interest of promptly beginning the process of moving people to safer living situations, while providing more time for additional planning and feedback to build on the work to date, Commerce and state agencies may enter into MOUs and associated contracts and spend up to 30% of the funds for outreach and shelter or housing prior to the next stage of planning and stakeholder feedback. Conditions for the initial funding include:

1. The funded organizations must have a recent history of housing or providing outreach to people experiencing homelessness in alignment with these guidelines.
2. The county and city associated with the housing or shelter and outreach do not raise concerns that would dissuade the Department from proceeding with prompt procurement of the housing or shelter and outreach.
3. Housing or shelter and outreach must comply with the habitability, access and other requirements described below.

Process for longer term use of funds

The Department is offering priority counties the opportunity to submit a unified (one per county) multijurisdictional proposal (including the county and cities in which priority sites have been identified) to use the initial offer of funding.

Proposals should:

1. Aim to quickly set-aside existing or create as many beds as possible given available funding to house or shelter people living in state rights of way, with the goal of having the majority of proposed beds available no later than August 2022.
2. Offer housing or shelter that is:

- a. Safer than living in a right of way;
 - b. A meaningful improvement over living in a right of way; and
 - c. Better addresses an individual's assessed needs.
3. Provide shelter or housing options that accommodate single people, couples, families, and pets.
 4. Include the provision of outreach to assess the needs of people living in identified rights of way and make good-faith offers of shelter or housing to them.
 5. Include providing services that actively help people living on rights-of-way move to permanent housing situations.
 6. Describe how people moved into shelter or housing will be supported by staff who have successfully operated housing aligned with the Housing Accessibility requirements described below.
 7. Describe how costs are aligned with market rates and similar efforts in the area, and include details on the number of beds or units funded, the expected number of people housed in those beds or units, operating costs per bed or unit, and services costs per bed or unit.
 8. Detail the number of staff, staff costs, and other costs associated with outreach and services.
 9. Ensure no more than 50% of units dedicated to people living in rights of way are intended in the long term to be temporary living situations (e.g., shelters and transitional housing).

Collection of feedback regarding county and statewide efforts

As part of the proposal development process, applicants must actively engage and collect feedback from local homeless and affordable housing providers, homeless outreach providers, and homeless and affordable housing advocates regarding:

- a. The proposed use of funding in the county
- b. Types of housing and habitability standards governing the funded shelter and housing
- c. The roles, policies, and procedures governing outreach and law enforcement engagements with people at prioritized sites
- d. Changes the state should make regarding the overall state initiative
- e. Other issues of concern identified by participants

Feedback provided must be summarized and submitted as part of the proposal, and copies of written feedback must be forwarded to the Department.

If local governments from the five priority jurisdictions associated with priority sites are not able to assemble a viable proposal by July 21, 2022, or if before then it is clear a viable proposal is not forthcoming, Commerce may choose to pursue direct contracts with individual local governments, a subset of local governments

working together, or non-profit organizations with experience engaging and housing people experiencing homelessness.

Funding will be guided by memorandums of understanding signed by state agencies, local governments, and non-profit organizations who are parties to each regional plan. The MOUs will define the specific responsibilities of each signatory, including the provision of outreach, housing, funding, law enforcement if needed, and a plan to maintain prioritized sites after people have moved. State funding will be awarded to one or more organizations in each county in alignment with the signed MOUs.

Funding allocations may be adjusted to favor local governments or non-profit organizations who are able to quickly implement outreach and housing at scale to move people out of rights of ways starting immediately, with a focus on the majority of funded beds being available in the summer of 2022.

Available Funding (estimates)

Types of funding available:

Flexible Proviso Funds - Proviso funding intended to be ongoing for services, operations, outreach, acquisition, capital improvements, and other flexible uses (ongoing multi-year awards available).

Home Security Funds – Funds from a dedicated recording fee for services, rapid re-housing (i.e., temporary rent assistance), housing acquisition, hotel vouchers, and project-based vouchers. County governments have right of first refusal. One-time funding, but awards can be stretched over up to three years.

Rapid Capital Acquisition Funds - One-time capital funds for enhanced emergency shelters, permanent supportive housing, transitional housing, permanent housing, or shelter; and renovation costs associated with the previous allowable uses. Acquired facilities must be used for at least 40 years as low income housing.

Estimated funding available to each county is determined using a formula that includes base funding (\$15 million per county), and distributes the balance of funding (\$129 million) proportional to the number of people experiencing homelessness in each county as per the July 2021 Snapshot of Homelessness in Washington State.

County	Estimated Available June 2022 to June 2023
King	\$46,927,584
Pierce	\$30,255,489
Snohomish	\$22,910,681
Spokane	\$24,304,192
Thurston	\$19,602,054
TOTAL	\$144,000,000

The amounts and types of funding provided to each county will be adjusted to best match rapid implementation of this initiative.

Allowable Housing Types and Related Costs

Acquisition, renovation, leasing, operating, maintenance, tenant leasing, and associated services costs for:

- Apartments and houses
- Permanent supportive housing, homeless shelters, and transitional housing
- Hotels and motels
- Dormitories
- Temporary shelter sites including tiny homes, tents, authorized encampments, or similar living situations. This designation requires use approval, as required by the local jurisdiction. This could be conditional or temporary use permits, or a zoning letter stating approval.

Funding can be used for outreach, assessment, transportation, and other costs associated with moving people into set-aside housing.

Funded units/beds and outreach can be used to assist people experiencing homelessness who are not living on prioritized rights of way if the Department determines the beds are no longer needed to transition people who live on state rights of way. The State is committed to finding and implementing an appropriate balance between the need to hold funded units for people living on rights of way and ensuring that bed utilization is maximized to bring people inside who are living unsheltered on non-state land.

Housing Safety and Habitability Requirements

All funded living situations must protect occupants from the elements and not pose a threat to health or safety.

Accommodations must be made for people who use wheelchairs or mobility devices, as needed, and reasonable accommodations must be made for other disabilities.

All funded living situations must provide:

- Access to hygiene facilities, including toilets, handwashing and garbage containers, all of which are serviced frequently
- Access to storage for the belongings
- Cleaning services to support hygienic living situations
- Access to habitable temperatures

- Reasonable proximity to the right of way from which the person was moved, and reasonable access to transportation to local services

Funded living situations should also provide:

- Access to personal hygiene products
- Access to food and beverages and food that is in accordance with the participant's religious and cultural beliefs and personal practices
- Access to laundry facilities
- Access to electricity

Housing Accessibility

- Housing and shelter beds funded by this initiative must have realistic and clear expectations. Rules and policies must be narrowly focused on maintaining a safe environment for participants and the community and avoiding exits to homelessness. Housing and shelters must have flexible intake processes and require minimal documentation.
- At a minimum, people must not be screened out based on the following criteria:
 - Having little or no income
 - Having poor credit or financial history
 - Having poor or lack of rental history or evictions
 - Having involvement with criminal justice system
 - Having active or a history of alcohol and/or substance use
 - Having been impacted or affected by crime
- The type or extent of disability-related services or supports that are needed
- Lacking identification or proof of U.S. Residency Status
- Other behaviors that are perceived as indicating a lack of "housing readiness," including resistance to receiving services
- If a program serves households with children, the age of a minor child cannot be used as a basis for denying any household's admission to the program
- Housing can be oriented to moving people to more permanent housing, but housing may not have strict stay limits. Participants must not be exited to homelessness solely due to the number of days residing in housing.

Participants must not be terminated from the program for the following reasons:

- Failure to participate in supportive services or treatment programs
- Failure to make progress on a housing stability plan
- Alcohol and/or substance use in and of itself is not considered a reason for termination
- If a participant is terminated from the housing due to violating rules focused on maintaining a safe environment, there must be a process in place for the participant to re-enroll in the housing at a later date when the behavior has resolved.

Housing and shelter must comply with local, state, and federal nondiscrimination requirements, including not discriminating based on religion, gender identity, or sexual orientation.

Reporting

Funding recipients are required to report to the Department every 60 days:

1. Number of people on the rights of way engaged by the recipient
2. Age, gender, race, and ethnicity of people engaged
3. Type and duration of engagement with individuals living on rights of way
4. Types of housing or shelter options that were offered
5. The number of individuals who accepted offered housing or shelter
6. The types of assistance provided to move individuals into offered housing
7. Services and benefits in which an individual was successfully enrolled
8. Housing outcomes of individuals who were placed into housing six months and one year after placement
9. Number of people arrested or fined in association with a prioritized site

Commerce will publish a report on the race and ethnicity of those engaged and housed, comparing it to other subgroups to identify disparities.

Contacting the Department of Commerce

Proposals in responses to this solicitation should be sent to Tedd Kelleher, tedd.kelleher@commerce.wa.gov.

Questions and comments can be asked via email or by calling Tedd Kelleher at (360) 725-2930.

5 - Cannon Street Shelter Amendment

Cerecedes, Jennifer

Council sponsors Wilkerson and Stratton.

Requesting permission to amend the existing Cannon contract to add 800,000 and extend the contract through 5.31.23.

| For Discussion

Attachments

[Briefing Paper Template 3.6.23 CANNON CONTRACT.docx](#)

[Briefing Paper Template TSA extension amendment.docx](#)

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	CHHS
Contact Name	Jenn Cerecedes/ Kim McCollim
Contact Email & Phone	509-625-6055
Council Sponsor(s)	Wilkerson and Stratton
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15
Agenda Item Name	Cannon Shelter/Salvation Army Contract Amendment/Extension
Summary (Background) *use the Fiscal Impact box below for relevant financial information	We are requesting to amend the Cannon Shelter Contract with The Salvation Army which terminated on 12/31/2022. We are requesting an extension of the contract through 5/31/2022 at a total of \$800,000 which will come from reallocated Department of Commerce Shelter Program Grant Funding. At the conclusion of this amendment, it is the intention to absorb the Cannon Shelter beds into the Trent Resource and Assistance Center.
Proposed Council Action	Please this amendment for additional months and funds
Fiscal Impact Total Cost: Click or tap here to enter text. Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Click or tap here to enter text. Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? This program will serve those experiencing homelessness in Spokane	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? CMIS will be used to collect data.	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? CMIS will be used to collect data.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? Aligns with the 5 year strategy to end homelessness and the HUD consolidated plan.	

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Committee Agenda Sheet

Urban Experience Committee

Submitting Department	CHHS
Contact Name	Jenn Cerecedes
Contact Email & Phone	jcerecedes@spokanecity.org
Council Sponsor(s)	Stratton and Wilkerson
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15
Agenda Item Name	Cannon Street Shelter/Salvation Army Amendment
Summary (Background) *use the Fiscal Impact box below for relevant financial information	We are requesting to amend the Cannon Shelter Contract with The Salvation Army which terminated on 12/31/2022. We are requesting an extension of the contract through 5/31/2022 at a total of \$800,000 which will come from reallocated Department of Commerce Shelter Program Grant Funding. At the conclusion of this amendment, it is the intention to absorb the Cannon Shelter beds into the Trent Resource and Assistance Center.
Proposed Council Action	Please approve distribution of these funds
Fiscal Impact Total Cost: <u>800,000.00</u> Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Shelter Program Grant, Department of Commerce Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? This project will serve those experiencing homelessness.	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? CMIS will be used to collect data.	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? CMIS will be used to collect data.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? This proposal aligns with the 5 year strategy to end homelessness and the HUD consolidated plan	

6 - Ahrens & Ahrens Automobile Dealership SRHP Nomination

Duvall, Megan

Council Sponsors Bingle & Cathcart.

Nomination of the Ahrens & Ahrens Automobile Dealership to the Spokane Register of Historic Places.

| For Discussion

Attachments

[Ahrens_ Ahrens UE Briefing Paper.docx](#)

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	CMs Bingle & Cathcart
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – AHRENS & AHRENS AUTOMOBILE DEALERSHIP NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Ahrens & Ahrens Automobile Dealership at 827 W Second Avenue was constructed in 1919 and designed by Arthur W. Cowley and William A. Wells. It meets the criteria for listing on the Spokane Register under Category A & C for its association with events that have made a significant impact on Spokane history and its embodiment of distinctive architectural characteristics.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 3/27/2023 with a vote on 4/3/2023.
Fiscal Impact: Total Cost: \$0 Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
<i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i>	

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:

The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity.

Comprehensive Plan Goals**DP 1.1: Landmark Structures, Buildings, and Sites**

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

7 - Hillyard Masonic Lodge SRHP Nomination

Duvall, Megan

Council Sponsors Bingle & Cathcart.

Nomination of the Hillyard Masonic Lodge to the Spokane Register of Historic Places.

| For Discussion

Attachments

[Hillyard Masonic Lodge UE Briefing Paper.docx](#)

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	CMs Bingle & Cathcart
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – HILLYARD MASONIC LODGE NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Hillyard Masonic Lodge at 3023 E Diamond Ave is currently included in the Hillyard Historic Business District, however previous owners did not sign a Management Agreement. It meets the criteria for listing on the Spokane Register under Category A & C for its contribution to the social and commercial hub of historic Hillyard and its embodiment of distinct architectural characteristics for its period.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 3/27/2023 with a vote on 4/3/2023.
Fiscal Impact: Total Cost: <u>\$0</u> Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
<i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i>	

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:

The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity.

Comprehensive Plan Goals**DP 1.1: Landmark Structures, Buildings, and Sites**

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

8 - Spokane Brewing & Malting SRHP Nomination

Duvall, Megan

Council Sponsors Bingle & Cathcart.
Nomination of the Spokane Brewing & Malting building to the Spokane Register of Historic Places.

| For Discussion

Attachments

[Spokane Brewing_Malting UE Briefing Paper.docx](#)

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Historic Preservation
Contact Name & Phone	Megan Duvall, Historic Preservation Officer 625-6543
Contact Email	mduvall@spokanecity.org
Council Sponsor(s)	CMs Bingle & Cathcart
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 2.5 minutes
Agenda Item Name	0470 – SPOKANE BREWING & MALTING NOMINATION TO THE REGISTER OF HISTORIC PLACES
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Spokane Brewing & Malting building at 901 W Broadway Avenue was constructed in 1913 and built by the Spokane Brewing & Malting Company. It meets the criteria for listing on the Spokane Register under Category A & C for its contribution to the growth of Spokane's early 20th century beer industry and its embodiment of unique architectural characteristics for its period.</p>
Proposed Council Action & Date:	Consent agenda item, for briefing on 3/27/2023 with a vote on 4/3/2023.
Fiscal Impact: Total Cost: <u>\$0</u> Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
<i>What impacts would the proposal have on historically excluded communities?</i> This contract would have no meaningful impact on historically excluded communities.	
<i>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</i> That specific data is not something that is collected by the Historic Preservation Department.	
<i>How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?</i> The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.	
<i>Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?</i> SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:	

The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity.

Comprehensive Plan Goals

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

9 - Continuation of Premera Feasibility Update Discussion

***Wallace, Tonya, Teal,
Jeffrey, Steele, David***

Council Sponsor: Stratton
Continuation of discussion from Study Session of 3/2/23.

| For Discussion

Attachments

[Feasability Workbook .pdf](#)

Due Diligence Start date December 20, 2022 - Date Due: February 17, 2023

What needs done?	Current Vendor	Information Owner	Contact Person	One Time cost	Annual Average Cost	Current 3 Year Cost
Purchase Price		Council	Breean Beggs	\$12,250,000		
Property Sales/City Owned Buildings						
Prosecutor/Public Defenders (estimated sales price)		Facilities	Dave Steele	(\$2,500,000)		
Premera Leaseback Revenue		Facilities	Dave Steele	(\$500,000)		
Subsequent 6 Month Intervals		Facilities	Dave Steele	(\$292,550)		
Property Title Review		Facilities	Dave Steele			
Property Inspection	Pfaff	Facilities	Jeff Teal	\$6,500		
Appraisal	Lembeck	Facilities	Jeff Teal	\$4,500		
Property Survey	Duryea	Facilities	Jeff Teal	\$5,500		
Environmental Assessment Phase 1	Budinger	Facilities	Jeff Teal	\$3,972		
Space Configuration / Remodel Design Investigation Cost/Spacing Needs for court holding facility and sally port	Integrus	Facilities	Jeff Teal	\$32,000		
Courtroom AV Infrastructure (Including ADA)	Integrus	Facilities	Jeff Teal			
Life Safety/Monitoring		Facilities	Jeff Teal		\$2,067	\$6,202
Electric Service		Facilities	Jeff Teal		\$184,364	\$553,091
Water		Facilities	Jeff Teal		\$2,290	\$6,870
Sewer		Facilities	Jeff Teal		\$3,871	\$11,612
Generator maintenance		Facilities	Jeff Teal		\$2,854	\$8,561
Garbage		Facilities	Jeff Teal		\$2,256	\$6,768
Roof		Facilities	Jeff Teal		\$1,658	\$4,974
CMMS		Facilities	Jeff Teal		\$3,333	\$10,000
HVAC		Facilities	Jeff Teal		\$15,451	\$46,353
Parking Lot/Garage		Facilities	Jeff Teal		\$11,667	\$35,000
General Maintenance		Facilities	Jeff Teal		\$346,617	\$1,039,851
Facilities FTEs		Facilities	Jeff Teal			
<i>Custodian/Grounds</i>					\$46,061	\$138,184
<i>Custodial Foreperson</i>					\$50,008	\$150,023
<i>Building Engineer</i>					\$53,119	\$159,356
Electrical Work		Facilities	Jeff Teal		\$7,511	\$22,534
Pest Control		Facilities	Jeff Teal		\$2,119	\$6,357

What needs done?	Current Vendor	Information Owner	Contact Person	One Time cost	Annual Average Cost	Current 3 Year Cost
Custodial		Facilities	Jeff Teal		\$155,929	\$467,787
Grounds maintenance		Facilities	Jeff Teal		\$16,206	\$48,617
Contract Security		Facilities	Jeff Teal		\$600,000	\$1,800,000
Fire Extinguisher Services		Facilities	Jeff Teal		\$322	\$643
Kitchen Maintenance		Facilities	Jeff Teal		\$9,669	\$29,008
Elevator Services		Facilities	Jeff Teal		\$19,677	\$59,031
Recycling		Facilities	Jeff Teal		\$5,830	\$17,489
Snow Removal/Parking Lot Cleaning		Facilities	Jeff Teal		\$14,145	\$42,436
Miscellaneous Expenses		Facilities	Jeff Teal		\$23,016	\$69,049
Capital Replacement		Facilities	Jeff Teal		\$225,394	\$676,182
AED & First Aid		Facilities	Jeff Teal		\$9,960	\$29,879
20 year growth plan	Integrus	Courts	Howard Delaney			
Security Vulnerability Analysis	US Marshals Service	Courts	Howard Delaney			
**Courtroom Security Equipment		Courts	Howard Delaney	\$42,000		
Moving Costs		Courts	Howard Delaney	\$10,000		
Courtroom AV Equipment		Courts	Howard Delaney	\$40,000		
Courtroom Furniture	CDA/Marshalls	Courts	Howard Delaney	\$60,000		
Misc. Office Furniture (All agencies)	CDA	Courts	Howard Delaney	\$50,000		
Jury Management	Spokane County	Courts	Howard Delaney			
<i>Jury Staffing</i>	Spokane County	Courts	Howard Delaney			
<i>Vehicles and equipment (transportation)</i>	Spokane County	Courts	Howard Delaney			
<i>General supplies</i>	Spokane County	Courts	Howard Delaney			
Required Courtroom Security Equipment	Spokane County	Courts	Howard Delaney	\$56,000		
Inmate Management	Spokane County	Courts	Howard Delaney			

What needs done?	Current Vendor	Information Owner	Contact Person	One Time cost	Annual Average Cost	Current 3 Year Cost
<i>Inmate Staffing</i>	Spokane County	Courts	Howard Delaney			
<i>Vehicles and equipment (transportation)</i>	Spokane County	Courts	Howard Delaney			
<i>General supplies</i>	Spokane County	Courts	Howard Delaney	\$36,000		
Equipment security, including access control, fire, & photo surveillance		Courts/ITSD	Howard Delaney/Mike Sloon			
Network Infrastructure and upgrade		ITSD	Mike Sloon	\$457,000	\$15,000	\$45,000
Communications, information systems, & network		ITSD	Mike Sloon	\$50,000		
Secondary fiber connection - redundancy		ITSD	Mike Sloon	\$150,000		
All Operating statements every month of 2020, 2021, and 2022			Tim Fischer		\$1,150,996	\$3,452,988
Summary of capital repairs made in the last 3 years - list each item of repair and date repair completed			Tim Fischer		\$135,236	\$676,182
Work orders for the past 12 months		Facilities	Jeff Teal		Provided	Provided
Most recent fire and life safety inspection reports conducted for the property governing authorities and private contractors			Tim Fischer		Provided	Provided
Copy of any existing termite report and bond guarantee for the property			Tim Fischer		Provided	Provided
Access to building plans and specifications for the property			Tim Fischer		Provided	Provided
Copies of 5 years insurance loss history and all active insurance claims relating to the property			Tim Fischer		Provided	Provided

What needs done?	Current Vendor	Information Owner	Contact Person	One Time cost	Annual Average Cost	Current 3 Year Cost
Copies of Certificates of Occupancy & Insurance for the property			Tim Fischer		Provided	Provided
	Totals			\$9,960,922	\$3,116,625	\$9,620,027

PUBLIC DEFENDERS / PROSECUTORS / PUBLIC SAFETY

TASK	Information Owner	Contact Person	One Time cost	Annual Average Cost	Current 3 Year Cost
Sale Price			(\$2,500,000)		
Public Safety Building	City	Tonya Wallace	(\$220,000)		
Moving Costs	Courts	Howard Delaney			
Necessary Capital Investments	Facilities	Jeff Teal	\$25,000		
Electric Service	Facilities	Jeff Teal		\$16,212	\$48,635
Water/Sewer	Facilities	Jeff Teal		\$5,018	\$15,053
Garbage	Facilities	Jeff Teal		\$3,725	\$11,174
Roof	Facilities	Jeff Teal		\$670	\$2,009
HVAC Maintenance	Facilities	Jeff Teal		\$3,123	\$9,368
General Maintenance	Facilities	Jeff Teal		\$6,282	\$18,847
Custodial	Facilities	Jeff Teal		\$16,820	\$50,459
Grounds maintenance	Facilities	Jeff Teal		\$327	\$981
Alarm Monitoring	Facilities	Jeff Teal		\$683	\$2,050
Fire Extinguisher Services	Facilities	Jeff Teal		\$133	\$400
Elevator Services	Facilities	Jeff Teal		\$1,045	\$3,135
Snow Removal/Parking Lot Cleaning	Facilities	Jeff Teal		\$8,674	\$26,021
		TOTALS	(\$2,695,000)	(\$62,710)	(\$188,131)

10 - Four Multi-Family Tax Exemption (MFTE) Conditional Agreement(s)

Stripes, Teri

Council Sponsors: CMs Kinnear, Wilkerson, Stratton, Zappone, Cathcart, & Bingle

Staff has determined that the MFTE -Garden District Apartments I, LLC Conditional application meets the Project Eligibility defined in SMC 08.15.040 and is located in a previously adopted Residential Target Areas identified in SMC 08.15.030.

Once the project is constructed, the applicant intends to finalize as a 12-yr Affordable Rentals of 12 + Units.

For Information

Attachments

[March MFTE Briefing Paper.docx](#)

[2023 March MFTE Powerpoint.pptx](#)

Committee Agenda Sheet

Urban Experience – March 2023

Submitting Department	Planning and Economic Development
Contact Name & Phone	Teri Stripes, ext 6597
Contact Email	Tstripes@spokanecity.org
Council Sponsor(s)	District CMs Kinnear & Wilkerson, Stratton & Zappone, Cathcart & Bingle
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: _____
Agenda Item Name	Four Multi-Family Tax Exemption (MFTE) Conditional Agreement(s)
Summary (Background)	<p>Chapter 84.14 RCW authorizes the City to create a multiple family housing property tax exemption program and to certify qualified property owners for that property tax exemption. SMC 08.15 Multiple-family Housing Property Tax Exemption outlines the City of Spokane MFTE Program and project eligibility.</p> <p>Staff has determined that all four of the Conditional applications meet the Project Eligibility defined in SMC 08.15.040 and are located in a previously adopted Residential Target Areas identified in SMC 08.15.030.</p> <p>Once the projects are constructed, Harrington Apartments and 2nd Ave Apartments, and Garden District Apartments intend to finalize as 12-yr exemptions -- meeting the income and rent restrictions.</p> <p>Once the project is constructed, Haven & Wellesley Multifamily intends to finalize as an 8-yr exemption -- no income and rent restrictions.</p> <p>These Conditional Agreements authorize the appropriate city official to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreements, which will ultimately result in the issuance of a final certificate of tax exemptions to be filed with the Spokane County Assessor's Office post construction.</p>
Proposed Council Action & Date:	<p>Seeking approval of the 4 MFTE Conditional Agreement(s) for:</p> <p>District 2 CM Sponsors: Kinnear and Wilkerson</p> <p>2nd Ave Apartments at the 3/27/2023, City Council Meeting.</p> <ul style="list-style-type: none"> • Project Details: The applicant applied for a Conditional MFTE Agreement for four units at 528 E 2nd Ave. <ul style="list-style-type: none"> ○ Property is zoned Downtown University (DTU) and the proposed use is allowed. ○ Estimated Construction Costs of all phases: \$450,000 ○ Located in the East Central neighborhood.

	<p>Garden District Apartments at the 3/27/2023, City Council Meeting.</p> <ul style="list-style-type: none"> • Project Details: The applicant applied for a MFTE Agreement for 78 units at 2380 E 30th Ave, Spokane, WA. <ul style="list-style-type: none"> ○ Property is zoned Residential Single Family and the proposed use is allowed. ○ Estimated Construction Costs of all phases: \$10,000,000. ○ Located in the Lincoln Heights neighborhood. <p>District 3 CM Sponsors: Zappone and Stratton</p> <p>Harrington Apartments at the 3/27/2023, City Council Meeting.</p> <ul style="list-style-type: none"> • Project Details: The applicant applied for a Conditional MFTE Agreement for 42 units at 1505 W Broadway & 719 N Walnut St. <ul style="list-style-type: none"> ○ Property is zoned Centers & Corridors 1- Neighborhood Center (CC1-NC) and the proposed use is allowed. ○ Estimated Construction Costs of all phases: \$14,000,000 ○ Located in the West Central neighborhood. <p>District 1 CM Sponsors: Cathcart and Bingle</p> <p>Haven & Wellesley Multifamily at the 3/27/2023, City Council Meeting</p> <ul style="list-style-type: none"> • Project Details: The applicant applied for a MFTE Agreement for 29 units at 2929 & 2937 E Wellesley Ave. <ul style="list-style-type: none"> ○ Property is zoned Centers & Corridors 2 – District Center (CC2-DC) and the proposed use is allowed. ○ Estimated Construction Costs of all phases: \$4,800,000. ○ Located in the Hillyard neighborhood.
<p>Fiscal Impact:</p> <p>Total Cost:</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Specify funding source:</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p>Operations Impacts</p> <p>What impacts would the proposal have on historically excluded communities?</p>	
<p>SMC 08.15 Multi- Family Housing Property Tax Exemption</p> <p>A. The purposes of this chapter are to:</p>	

1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
3. increase the supply of mixed-income multifamily housing opportunities within the City;
4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
5. promote community development, neighborhood revitalization, and availability of affordable housing;
6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
7. encourage additional housing in areas that are consistent with planning for public transit systems.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

RCW 84.14.100

Report—Filing—Department of commerce audit or review—Guidance to cities and counties. (*Expires January 1, 2058.*)

(1) Thirty days after the anniversary of the date of the certificate of tax exemption and each year for the tax exemption period, the owner of the rehabilitated or newly constructed property, or the qualified nonprofit or local government that will assure permanent affordable homeownership for at least 25 percent of the units for properties receiving an exemption under RCW 84.14.021, must file with a designated authorized representative of the city or county an annual report indicating the following:

(a) A statement of occupancy and vacancy of the rehabilitated or newly constructed property during the twelve months ending with the anniversary date;

(b) A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in RCW 84.14.020 since the date of the certificate approved by the city or county;

(c) A description of changes or improvements constructed after issuance of the certificate of tax exemption; and

(d) Any additional information requested by the city or county in regards to the units receiving a tax exemption.

(2) **All cities or counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, must report annually by April 1st of each year, beginning in 2007, to the department of commerce. A city or county must be in compliance with the reporting requirements of this section to offer certificates of tax exemption for multiunit housing authorized in this chapter. The report must include the following information:**

(a) **The number of tax exemption certificates granted;**

(b) **The total number and type of units produced or to be produced;**

(c) **The number, size, and type of units produced or to be produced meeting affordable housing requirements;**

- (d) The actual development cost of each unit produced;
- (e) The total monthly rent or total sale amount of each unit produced;
- (f) The annual household income and household size for each of the affordable units receiving a tax exemption and a summary of these figures for the city or county; and
- (g) The value of the tax exemption for each project receiving a tax exemption and the total value of tax exemptions granted.

(3)(a) The department of commerce must adopt and implement a program to effectively audit or review that the owner or operator of each property for which a certificate of tax exemption has been issued, except for those properties receiving an exemption that are owned or operated by a nonprofit or for those properties receiving an exemption from a city or county that operates an independent audit or review program, is offering the number of units at rents as committed to in the approved application for an exemption and that the tenants are being properly screened to be qualified for an income-restricted unit. The audit or review program must be adopted in consultation with local governments and other stakeholders and may be based on auditing a percentage of income-restricted units or properties annually. A private owner or operator of a property for which a certificate of tax exemption has been issued under this chapter, must be audited at least once every five years.

(b) If the review or audit required under (a) of this subsection for a given property finds that the owner or operator is not offering the number of units at rents as committed to in the approved application or is not properly screening tenants for income-restricted units, the department of commerce must notify the city or county and the city or county must impose and collect a sliding scale penalty not to exceed an amount calculated by subtracting the amount of rents that would have been collected had the owner or operator complied with their commitment from the amount of rents collected by the owner or operator for the income-restricted units, with consideration of the severity of the noncompliance. If a subsequent review or audit required under (a) of this subsection for a given property finds continued substantial noncompliance with the program requirements, the exemption certificate must be canceled pursuant to RCW [84.14.110](#).

(c) The department of commerce may impose and collect a fee, not to exceed the costs of the audit or review, from the owner or operator of any property subject to an audit or review required under (a) of this subsection.

(4) The department of commerce must provide guidance to cities and counties, which issue certificates of tax exemption for multiunit housing that conform to the requirements of this chapter, on best practices in managing and reporting for the exemption programs authorized under this chapter, including guidance for cities and counties to collect and report demographic information for tenants of units receiving a tax exemption under this chapter.

(5) This section expires January 1, 2058.

[[2021 c 187 § 5](#); [2012 c 194 § 9](#); [2007 c 430 § 10](#); [1995 c 375 § 13](#).]

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

[Title 08](#) Taxation and Revenue

[Chapter 08.15](#) Multiple-family Housing Property Tax Exemption

[Section 08.15.100](#) Annual Certification and Affordability Certification

Within thirty days of the anniversary of the date the final certificate of tax exemption was recorded at the County and each year thereafter, for the tax exemption period, the property owner shall file a certification with the director, verified upon oath or affirmation, which shall contain such information as the director may deem necessary or useful, and shall include the following information:

1. A statement of occupancy and vacancy of the multi-family units during the previous year.
2. A certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in [SMC 8.15.090](#) since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and
3. If the property owner rents the affordable multi-family housing units, the property owner shall file with the City a report indicating the household income of each initial tenant qualifying as low and moderate-income in order to comply with the twenty percent requirement of [SMC 8.15.090\(A\)\(2\)\(b\)](#) and RCW 84.14.020(1)(ii)(B).
 - a. The reports shall be on a form provided by the City and shall be signed by the tenants.
 - b. Information on the incomes of occupants of affordable units shall be included with the application for the final certificate of tax exemption, and shall continue to be included with the annual report for each property during the exemption period.
4. A description of any improvements or changes to the property made after the filing of the final certificate or last declaration, as applicable.

B. Failure to submit the annual declaration may result in cancellation of the tax exemption.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 8

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Land Use Policies:

- LU 1.4 Higher Density Residential Uses
- LU 3.5 Mix of Uses in Centers
- LU 4.2 Land Uses That Support Travel Options and Active Transportation
- LU 4.6 Transit-Supported Development

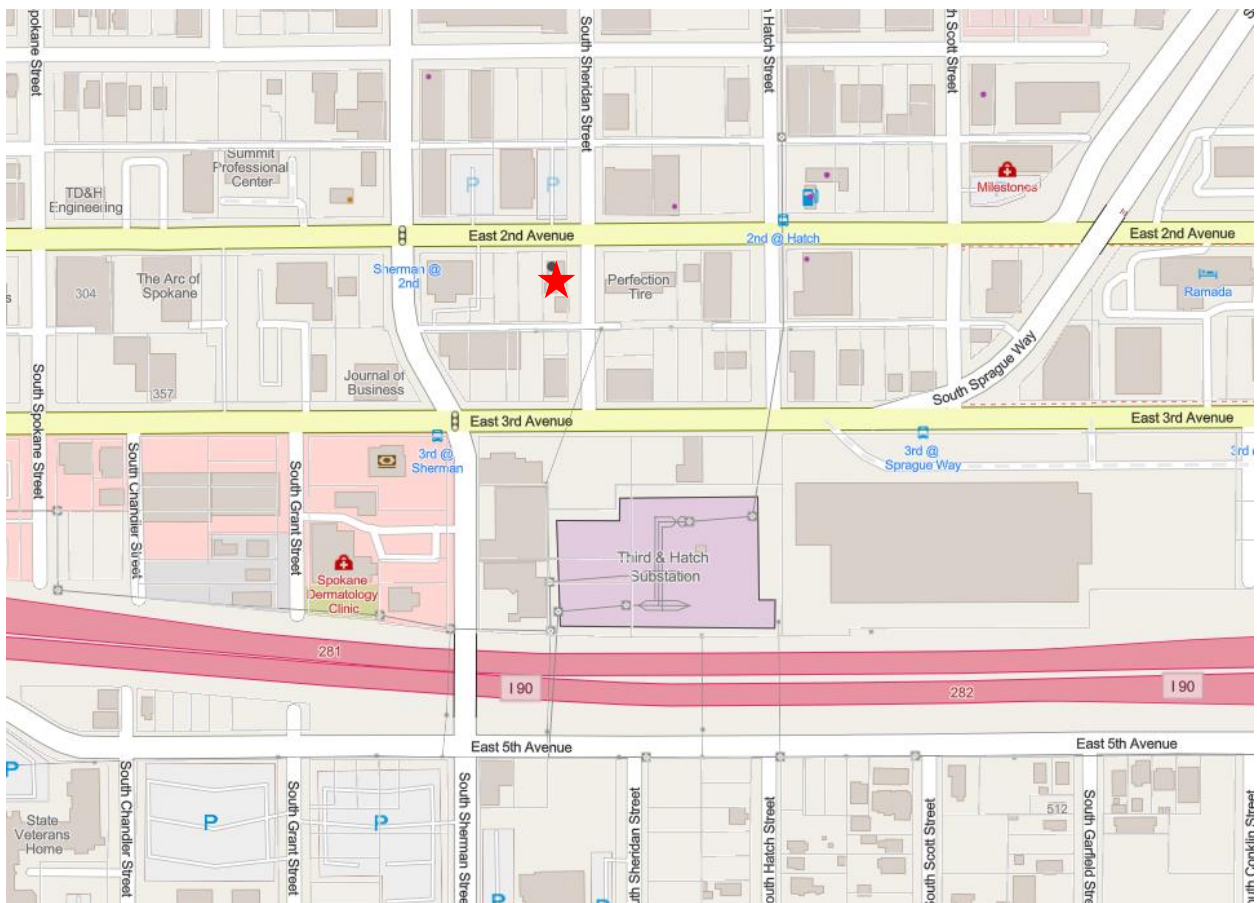
Comprehensive Plan Housing Policies:

- H 1.9 Mixed-Income Housing
- H 1.4 Use of Existing Infrastructure
- H 1.10 Lower-Income Housing Development Incentives
- H 1.11 Access to Transportation
- H 1.18 Distribution of Housing Options

Comprehensive Plan Economic Development Policies:

- ED 2.4 Mixed-Use
- ED 7.4 Tax Incentives for Land Improvement

Site & Location: 2nd Ave Apartments



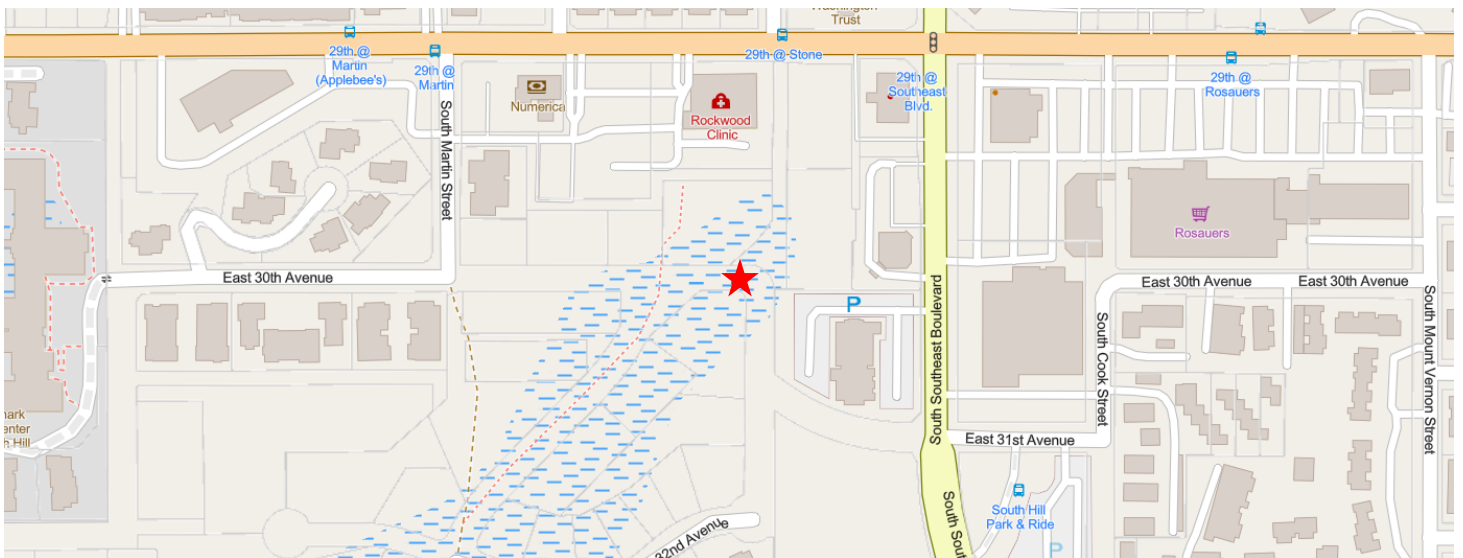
Site & Location: Harrington Apartments



25134 0201-2
1505 W BROADWAY AVE 01/19/2006

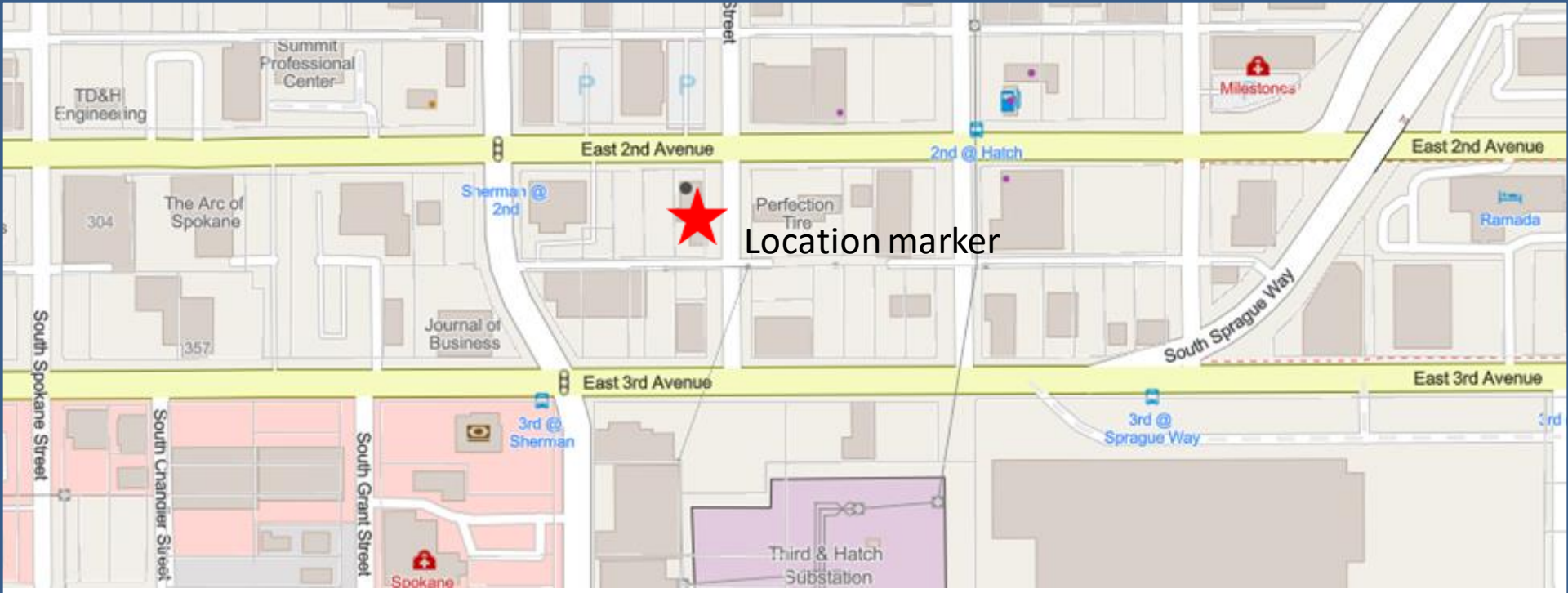


Site and Location: Garden District Apartments



SMC 08.15 Multi-Family Housing Property Tax Exemption (MFTE)

- A. The purposes of this chapter are to:
1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
 2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
 3. increase the supply of mixed-income multifamily housing opportunities within the City;
 4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
 5. promote community development, neighborhood revitalization, and availability of affordable housing;
 6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
 7. encourage additional housing in areas that are consistent with planning for public transit systems.

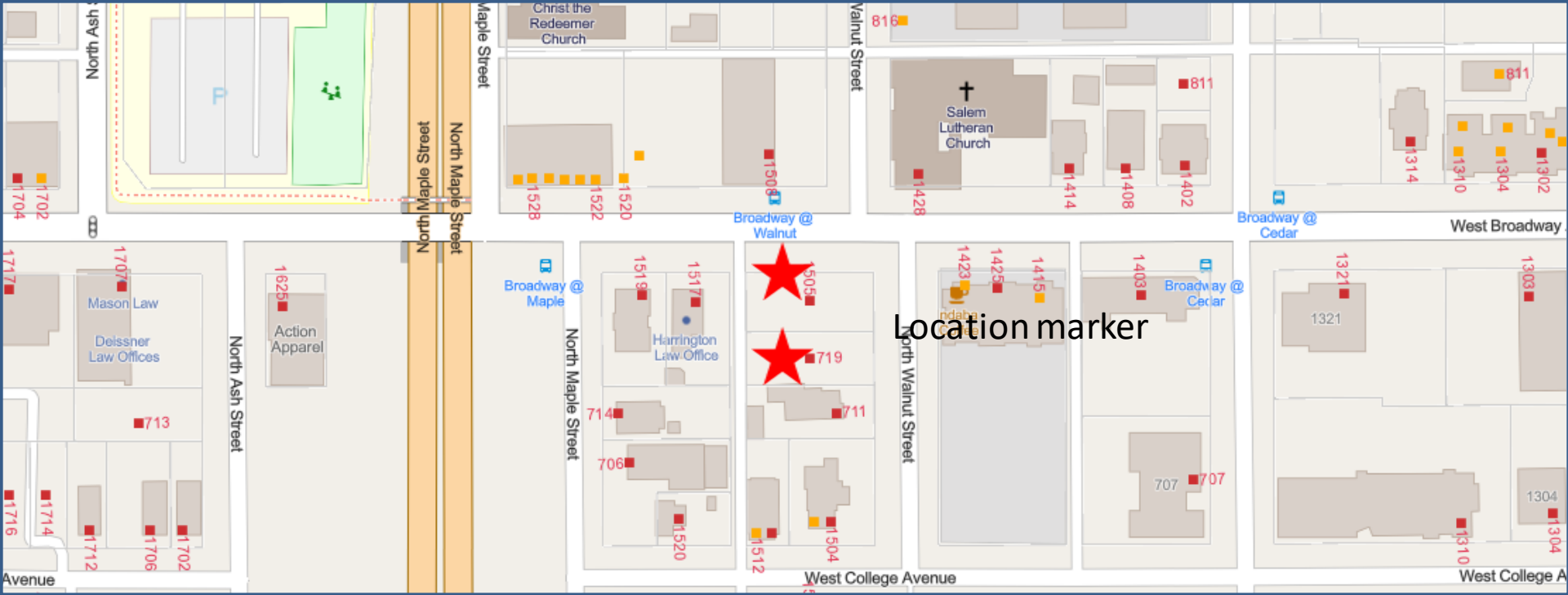


2nd Ave Apartments

- **Project Details:** The applicant applied for a MFTE Agreement for **4-units at 528 E 2nd Ave.**
 - Property is zoned Downtown University (DTU) and the proposed use is allowed.
 - Estimated Construction Costs of all phases:\$450,000.
 - Located in the East Central neighborhood.



2nd Ave Apartments



- **Project Details:** The applicant applied for a MFTE Agreement for **42-units at 1505 W Broadway & 719 N Walnut St. .**
 - Property is zoned Centers & Corridors 1-Neighborhood Center (CC1-NC) and the proposed use is allowed.
 - Estimated Construction Costs of all phases:\$14,000,000.
 - Located in the West Central neighborhood.

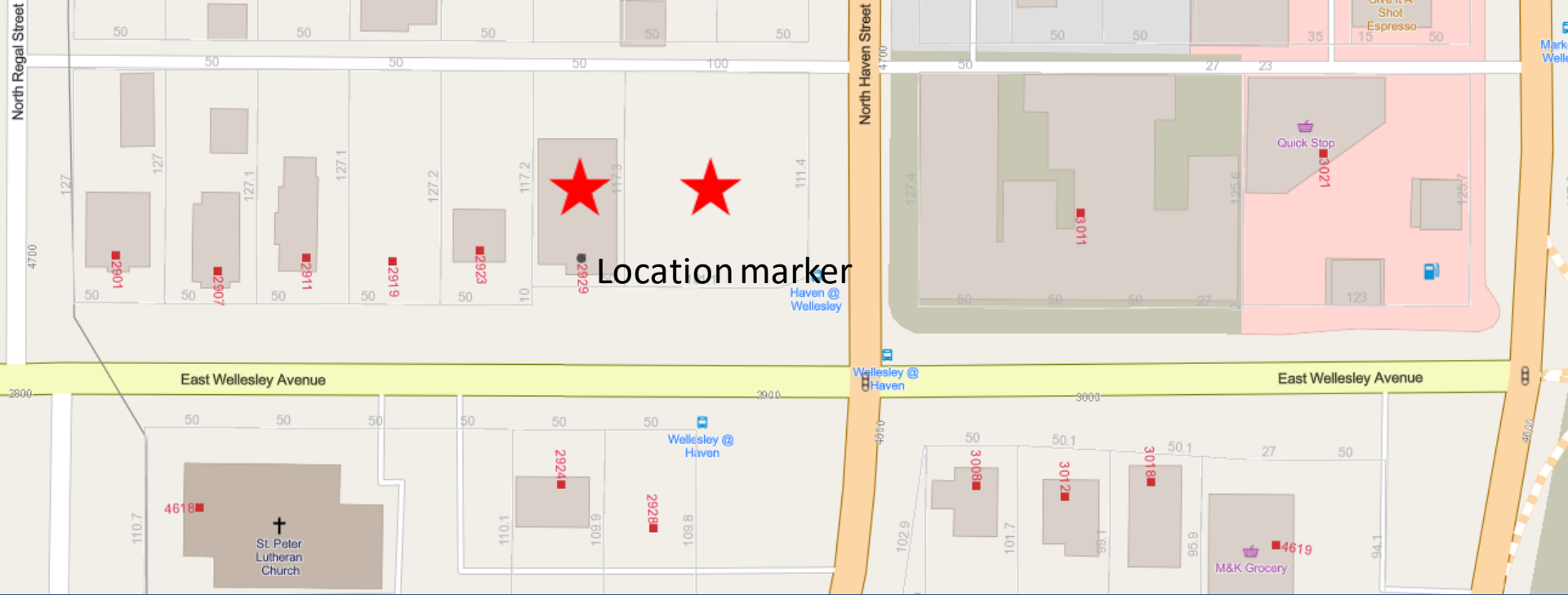
Harrington Apartments



Harrington Apartments

1505 W BROADWAY AVE

01/19/2006

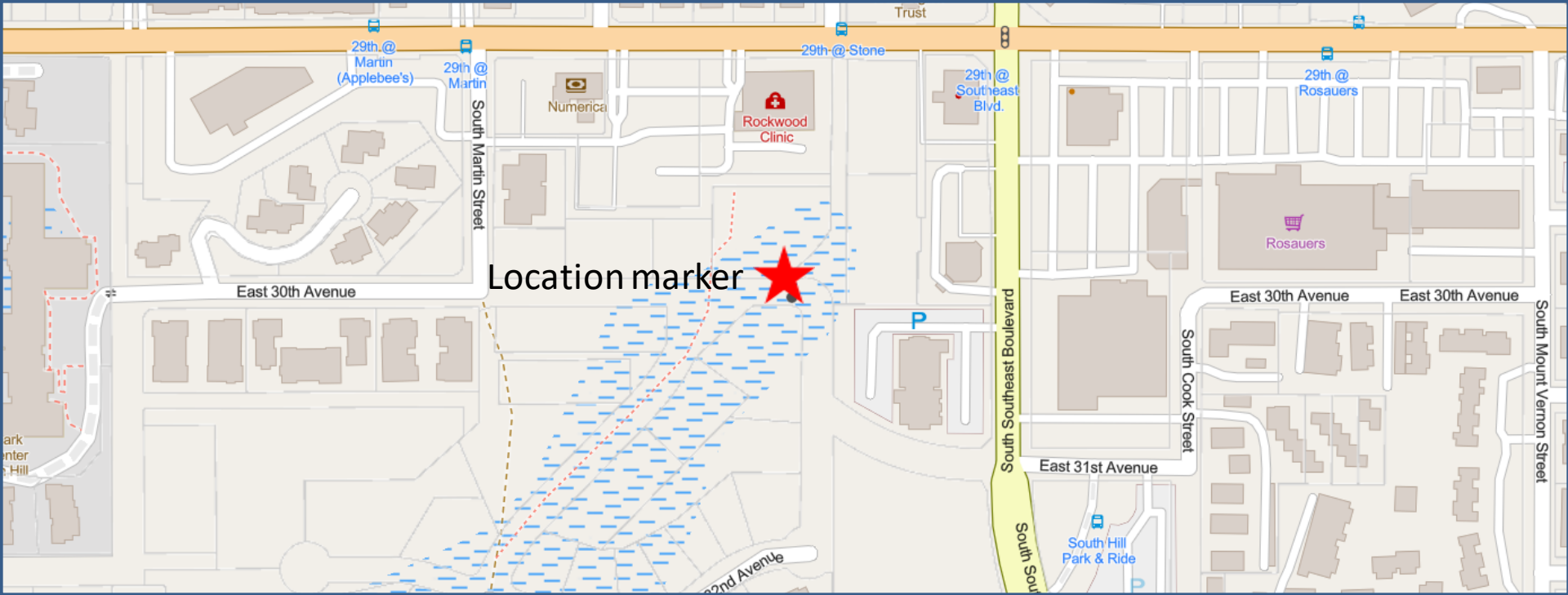


Haven & Wellesley Multifamily

- **Project Details:** The applicant applied for a MFTE Agreement for **29 units at 2929 & 2937 E Wellesley Ave.**
 - Property is zoned Centers & Corridors 2- District Center (CC2-DC) and the proposed use is allowed.
 - Estimated Construction Costs of all phases:\$4,800,000.
 - Located in the Hillyard neighborhood.



Haven & Wellesley Multifamily



Garden District Apartments

- **Project Details:** The applicant applied for a MFTE Agreement for **78 units at 2380 E 30th Ave, Spokane, WA.**
 - Property is zoned Residential Single Family and the proposed use is allowed.
 - Estimated Construction Costs of all phases:\$10,000,000.
 - Located in the Lincoln Heights neighborhood.



Garden District Apartments

11 - Fleet Extensions to current MegaWash Contract and approval for Renewal #3

*Prince, Thea,
Giddings, Richard*

Council Sponsor: CM Stratton

In 2020 Purchasing put out an RFQ for Car Wash Services – MegaWash was the lowest responsive bidder, and a contract was processed for Not To Exceed \$49.5k. The original contract as well as the first extension were slightly overspent, so we need to amend the current renewal adding \$15k to it. We are also asking for approval to enter into Renewal #3 for \$65k to run through March 31, 2024.

For Information

Attachments

[MegaWash - Amendment Extension #2.docx](#)

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Fleet Services
Contact Name	Rick Giddings
Contact Email & Phone	625-7706 rgiddings@spokanecity.org
Council Sponsor(s)	CM Stratton
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Fleet Services Extension to Renewal #2 and Renewal 3 of MegaWash Contract
Summary (Background) *use the Fiscal Impact box below for relevant financial information	In 2020 Purchasing put out an RFQ for Car Wash Services – MegaWash was the lowest responsive bidder, and a contract was processed for Not To Exceed \$49.5k. The original contract as well as the first extension were slightly overspent, so we need to amend the current renewal adding \$15k to it. We are also asking for approval to enter into Renewal #3 for \$65k to run through March 31, 2024.
Proposed Council Action	Approve Extension to the Current Contract and Renewal #3
Fiscal Impact Total Cost: <u>80,000.00</u> Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Click or tap here to enter text. Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? No impact identified.	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? Data will not be collected.	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? Data will not be collected apart from City Purchasing guidelines.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? Aligns with Centralized Fleet Policy.	

12 - Settlement Resolution

Smithson, Lynden

Council Sponsors CP Beggs and CM Bingle
Benjamin Gedeon vs. City of Spokane.

| For Information

Attachments

[Committee Agenda Sheet- Gedeon.docx](#)

[Gedeon Resolution - Corrected.docx](#)

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	City Attorney-0500
Contact Name & Phone	Lynden Smithson, (509) 625-6283
Contact Email	lsmithson@spokanecity.org
Council Sponsor(s)	C.P. Beggs and Council Member Bingle
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested: _____
Agenda Item Name	Settlement Resolution
Summary (Background)	Approving settlement of claim of Benjamin Gedeon. Mr. Gedeon filed a Spokane County Superior Court matter following injuries sustained when he was struck by a vehicle while crossing Division Street on November 3, 2018. Plaintiff alleged that the City's negligence proximately caused his injuries.
Proposed Council Action & Date:	Resolution approving the Benjamin Gedeon Settlement Agreement and Release of all claims of Benjamin Gedeon for \$1,137,169.08. Council Meeting of: March 27, 2023
Fiscal Impact: Total Cost: \$1,137,169.08. Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
What impacts would the proposal have on historically excluded communities?	
N/A	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?	
N/A	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?	
N/A	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?	
N/A	

RESOLUTION RE: SETTLEMENT OF
CLAIMS AGAINST CITY OF SPOKANE

WHEREAS, Benjamin Gedeon, (hereinafter "Plaintiff"), filed a complaint for personal injuries on June 21, 2021 in Spokane County Superior Court, arising out of an automobile collision on November 3, 2018; and

WHEREAS, Plaintiff alleges injury as a result of the actions of the City of Spokane and its employees and asserts financial damages from medical bills, loss of earnings, impairment of earning capacity, other out-of-pocket expenses and other special damages; and

WHEREAS, the City and the City's excess insurance carrier, "Argonaut Insurance Company", have determined to resolve all differences with Plaintiff and any third parties who may claim a subrogated interest against the City, its officers, agents, employees and contractors, for a payment of \$ 3,100,000.00. The City of Spokane will pay the balance of its self-insured retention of \$1,137,169.08 and Argonaut Insurance Company will pay the balance; and

WHEREAS, Plaintiff has agreed to accept said payment and the terms outlined above, and in return to provide a release of all claims to the City in his underlying lawsuit entitled *Benjamin Gedeon vs. City of Spokane and McKenna Bourgo*, Cause No. 21-2-01684-32, dismissing his lawsuit as to the City of Spokane with prejudice.

NOW THEREFORE, be it resolved by the City Council of the City of Spokane:

That the City of Spokane authorizes the payment to Plaintiff in the amount of \$1,137,169.08 which is the balance of its self-insured retention, with the understanding that Argonaut Insurance Company will pay the balance of the \$3,100,000.00. In return the Plaintiff will provide a signed release to the City fully extinguishing all claims in connection with the claim and lawsuit entitled *Benjamin Gedeon vs. City of Spokane and McKenna Bourgo*, Cause No. 21-2-01684-32, pledging to fully protect and indemnify the City of Spokane, its officers, agents, employees and contractors, against all loss or liability in connection with said claim, and dismissing the lawsuit with prejudice.

PASSED the City Council this _____ day of March, 2023.

City Clerk

Approved as to form:

CLERK'S FILE NO.

Assistant City Attorney

13 - Affordable Housing Funding Recommendations

Culton, Richard

Council Sponsor: CM Stratton

Explanation of the funding recommendations provided by the Affordable Housing Committee and the CHHS Board. CHHS is seeking Council approval to accept these recommendations.

| For Information

Attachments

[Council Briefing Paper - Affordable Housing Funding Recommendations.pdf](#)

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Community, Housing and Human Services
Contact Name	Richard Culton
Contact Email & Phone	rculton@spokanecity.org ; 625-6009
Council Sponsor(s)	Councilmember Stratton
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Affordable Housing Funding Recommendations
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>CHHS is seeking Council approval to use CDBG, HOME and Sales and Use Tax Revenue (1406/1590) to fund affordable housing projects as detailed below, and to enter into contractual and legal agreements with the entities as identified below:</p> <p>CHHS released a Notice of Funding Availability (NOFA) to the public on December 9, 2022 for proposals that would address urgent housing needs for low- and moderate-income residents. The main priorities of the Rapid Capital Acquisition and Reconstruction of Affordable Housing NOFA were to 1.) rapidly allocate CDBG funds which cannot be used to fund new construction, and 2.) to use CDBG, HOME, and Sales and Use Tax revenue funds to increase affordable housing inventory or preserve current affordable housing inventory for low-to-moderate-income households through rapid acquisition and rehabilitation activities. There was roughly \$10,000,000 in potential funding available for this NOFA.</p> <p>The Request for Proposals closed on January 16, 2023. CHHS received a total of 18 applications from 12 different agencies, organizations, and individuals. A total of \$18,265.71 in funding was requested. Two applications were not considered for funding due to either not meeting the NOFA funding priorities or the proposals requested funding for activities deemed ineligible for any of the funding sources. Two applicant workshops were held during December. Staff provided an additional 11 technical assistance meetings to applicants.</p> <p>Members of the CHHS Affordable Housing Committee individually reviewed 16 applications along with staff threshold reviews, and then scored each application. On Tuesday February 14, 2023, the Committee met collectively to discuss scoring and select projects for funding. Ultimately, the Committee chose the top scoring projects for funding, with one exception. Spokane Neighborhood Action Partners submitted four proposals for funding and prioritized those proposals by the greatest need. While SNAP's Sinto Apartments proposal scored high in the review, SNAP had prioritized it as a lower need project. The CHHS Affordable Housing Committee respected SNAP's prioritization. During the deliberations members of the committee noted the continuing need to attract additional new affordable housing developments, and to increase overall affordable housing inventory.</p>

	<p>The CHHS Affordable Housing Committee identified nine (9) projects for funding.</p> <ol style="list-style-type: none"> 1. Sales and Tax Use Revenue Funding, \$2,581,320.00, Spokane Housing Authority, Hifumi En Apartments. Housing for elderly and disabled households. The project consists of demolishing the current 41-unit apartment complex built in 1972 and replacing it with an 86-unit new construction apartment complex at the same location. Award to meet remaining gap funding need. This is Spokane County’s one Metro Pool 9% LTC project for 2022. 2. HOME Funds, \$1,000,000.00, Take up the Cause, Sunset Hill Apartments. Funding for acquisition of turn-key ready 59-unit apartment project to be converted to affordable housing immediately. Conditional award pending funding from HTF. 3. CDBG Funds, \$154,435.00, Catholic Charities, Summit View Apartments. Funding to be used to bring the elevator up to current fire, safety, and Americans with Disability Act standards, preserving access to 27-units of affordable housing for low-income households. 4. CDBG, \$705,000.00, Spokane Neighborhood Action Partners, Pacific Apartments. Funding to be used to address critical repairs and upgrades that impact sustainable long-term operations of the building, and to preserve the existing 10-units of affordable housing to households at or under 50% AMI. 5. CDBG, \$800,000.00, Spokane Neighborhood Action Partners, Alexandria Apartments. Listed on the historic registry and subject to historic preservation regulations. Funding to be used to address deferred maintenance, replacing failing windows, updating interior finishes, and addressing safety concerns, preserving the existing affordable housing units currently serving 22 households earning less than or equal to 50% AMI. 6. CDBG, \$678,850.00, Spokane Neighborhood Action Partners, Patrician Apartments. The funding will be used to preserve the affordable housing for the 17 households earning 50% or less AMI currently living in the units. Funding to be used to address critical repairs and upgrades including important safety updates to stair stringers and steps that are failing in multiple areas and requiring continual maintenance. 7. CDBG, \$120,000.00, Transitions, Transitional Living Center Units. The building was converted into apartment units in 1993. These 30-year-old units have never been renovated or updated. Funding will be used to replace the 30-year-old flooring and bathroom fixtures, convert light fixtures to energy efficient LED, replace interior and exterior door, and addressing safety concerns in four (4) of the units. This will preserve affordable housing to extremely low-income women and children. 8. CDBG, \$300,000.00, North East Community Center, Triplex. Funding would be used to rehab existing single-family property owned by NECC to a multi-family, 3-unit building of affordable housing.
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	<p>9. CDBG, \$800,000.00, Volunteers of America, Alexandria's House. The funding would be used to rehab the current structure, adding a fire suppression system, updating electrical and plumbing, meeting ADA requirements, and increasing the room count to preserve and increase the affordable housing inventory for extremely-low-income pregnant and parenting women (ages 16-20) and their children.</p> <p>The funding recommendations listed above will support the construction of 89 new affordable housing units, acquisition of 59 units to be converted into affordable housing and rehabilitation of 62 existing affordable housing units.</p> <p>The amount of the requests exceeded the funding available by more than \$8,000,000.00. Nine projects were not funded during this funding round. Not all proposals were eligible based on the program requirements of each available funding source. Other proposals were still conceptual in nature and not ready to receive an award of funds. The attached tables list those projects.</p> <p>The CHHS Affordable Housing Committee funding recommendations were submitted to the CHHS Board for review. The CHHS Board voted to accept the recommendations of the CHHS Affordable Housing on March 1, 2023.</p> <p>A future NOFA will prioritize new construction of affordable units.</p>
<p>Fiscal Impact</p> <p>Total Cost: Click or tap here to enter text.</p> <p>Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Funding Source <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Specify funding source: Funds from CDBG, HOME and 1590 Sales and Use Tax Revenue will be used to fund the projects</p> <p>Expense Occurrence <input checked="" type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p>Operations Impacts (If N/A, please give a brief description as to why)</p>	
<p>What impacts would the proposal have on historically excluded communities?</p> <p>The proposals recommended for funding will provide services to underserved communities through the creation and retention of affordable housing and housing services for low- to moderate-income households.</p>	
<p>How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?</p>	

CHHS will collect and report basic demographic data on recipients of these funding sources as outlined in their contractual agreements.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

CHHS utilizes performance-based contracting to ensure the objectives of each proposal are being met in accordance with performance measures as outlined in each contractual agreement. Additionally, CDBG and HOME operate under HUD's oversight and performance metrics are reported yearly through the CAPER.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

The CDBG and HOME funding recommendations align with the five-year Consolidated Plan and move the City forward in meeting its goals of increasing new affordable housing inventory and preserving current affordable housing inventory. The 1590 Sales and Use Tax Revenue funding recommendation aligns with the SMC 08.07B.

RAPID CAPITAL ACQUISITION & RECONSTRUCTION OF AFFORDABLE HOUSING RFP 2023

PROJECT/EVENT	RAPID HOUSING RFP	(Subject to Change without Notice)
ORGANIZER	CITY HCD TEAM	

RFP TIMELINE	STARTING	ENDING		STARTING	ENDING
RFP OPEN ON WEBSITE	12/9/2022	12/16/2023	CHHS BOARD MEETING	3/01/2023	3/01/2023
T/A WORKSHOP	12/13/2022	12/13/2022	AGENDA SHEET TO DANIELLE	3/10/2023	3/13/2023
T/A WORKSHOP	12/15/2022	12/15/2022	PIES COMMITTEE	3/27/2023	3/27/2023
APPLICATIONS DUE	1/16/2023	1/16/2023	ADVANCED AGENDA	4/3/2023	4/3/2023
STAFF REVIEWS	1/17/2022	1/31/2022	CONSENT AGENDA	4/10/2023	4/10/2023
SEND APPS AND STAFF REVIEWS TO AHC	2/03/2023	2/03/2023	AWARD LETTERS SENT OUT	4/14/2023	4/14/2023
AFFORDABLE HOUSING COMMITTEE	2/14/2023	2/14/2023	DRAFT COMMITMENT LETTERS	4/14/2023	5/1/2023
			DRAFT LEGAL DOCS	5/1/2023	6/1/2023

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE								
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S		
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31																					30	31																					

The following table provides an overview of the projects recommended for funding:

APPLICANT	PROJECT NAME	FUNDING REQUESTED	FUNDING RECOMMENDED
SHA	Hifumi En	\$2,581,320	\$2,581,320
VOA	Alexandria's House	\$800,000	\$800,000
Catholic Charities	Summit View Apts.	\$154,435	\$154,435
SNAP	Alexandria Apts.	\$800,000	\$800,000
SNAP	Patrician Apts.	\$678,850	\$678,850
SNAP	Pacific Apts.	\$705,000	\$705,000
Take Up The Cause	Sunset Hill Apts.	\$1,000,000	\$1,000,000
Northeast Community Cntr.	4-plex	\$300,000	\$300,000
Transitions	TLC Center	\$120,000	\$120,000

The following table provides an overview of the projects not recommended for funding:

APPLICANT	PROJECT NAME	FUNDING REQUESTED	FUNDING RECOMMENDED
SNAP	Sinto Apts.	\$105,000	\$0
SLIHC	Land Bank	\$400,000	\$0
Career Path Services	Operations	\$200,000	\$0
St. Ann's/Career Path Services	Youth Transitional SRO's	\$350,000	\$0
Career Path Services	Hoot Owl Apts.	\$2,238,038	\$0
Habitat	Land Bank/Land Acquisition	\$2,300,000	\$0
Salina Gray	Triplex	\$1,769,588	\$0
Excelsior	Acquisition Rehab	\$2,282,940	\$0
VOA	Vets on N. Lacey	\$1,480,000	\$0

14 - Executive Session

Executive Session may be held or reconvened during any committee meeting.

15 - Adjournment

16 - Next Meeting

The next meeting of the Urban Experience Committee will be held at 1:15 p.m. on April 10, 2023.