NOTICE OF PUBLIC MEETING
NEIGHBORHOOD PROJECT ADVISORY COMMITTEE
WEST QUADRANT TAX INCREMENT FINANCING DISTRICT

MEETING OF
WEDNESDAY, February 2, 2022
4:00 PM TO 5:30 PM

Please be advised that the next regular meeting of the Neighborhood Project Advisory Committee for the West Quadrant Tax Increment Financing District will be held on **Wednesday, February 2 at 4:00 PM** via the WebEx Meetings software. The public is encouraged to attend either online or by phone. Connection instructions are included in the attached agenda and below:

When it is time, join your Webex meeting here:

https://spokanecity.webex.com/spokanecity/j.php?MTID=mc71ce292f433b0395acf02ae2e5359e5

Meeting number (access code): 2490 445 1213

Meeting password: sVVJfYEQ328

To Join by Phone Instead: 1-408-418-9388 (United States Toll)

Global Call-In Numbers

WQTIF Neighborhood Project Advisory Committee (NPAC) Agenda

February 2, 2022 | 4:00 PM to 5:30 PM | ONLINE MEETING VIA WEBEX
(Connection Details/Instructions Below)

Attendees: Members of the Committee, Open to the Public

Discussion Items *(all times are approximate)*

1. Welcome and Introductions (All) ..... 4:00 pm (5 mins)
2. Approval of January Meeting Minutes (All) ..... 4:05 pm (5 mins)
3. Amended REACH Funding Proposal (All) ..... 4:10 pm (30 mins)
4. Joint CC/NPAC Meeting in March (All) ..... 4:40 pm (10 mins)
5. Overview of 2022 Comp Plan Amendments (Kevin Freibott) ..... 4:50 pm (10 mins)
6. Planning Director Update (Kevin Freibott) ..... 5:00 pm (5 mins)
7. Open Forum ..... 5:05 pm (5 mins)

*Open Forum is an opportunity for citizens to discuss items of interest that **are not on the current agenda for discussion**. Topics should consider the activities/ responsibilities of the NPAC and should not include political campaign topics. Each speaker may be limited to three minutes if several people wish to speak, subject to the Chairperson's determination. If you wish to speak at the open forum, please email Kevin Freibott at kfreibott@spokanecity.org to request a slot.*

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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. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

West Quadrant TIF Neighborhood Project Advisory Committee

Meeting Minutes

January 5, 2022

Committee Members Present*:* Kimberly Lawrence (Chair), Fran Papenleur (Vice-Chair), Kelly Cruz, Amanda Richardson, Vickie Munch, Alan Chatham, Michael Pflieger (Absent: Kelly Cruz).

Staff Present*:* Kevin Freibott (staff liaison)

The meeting began at 4:01 PM.

1. **Welcome and Introductions –** Introductions were made.
2. **Approval of Meeting Minutes –** The minutes for December were presented and adopted (M: Ms. Richardson, S: Ms. Papenleur, Unan.).
3. **Policies and Procedures Amendments** – Ms. Munch proposed three minor corrections for typographical and clerical errors. Mr. Freibott presented the comments from Legal and the Planning Department and discussion was undertaken by the Committee. A motion was made to adopt the policies and procedures, which passed (M: Ms. Richardson, S: Ms. Munch, Unan.).
4. **REACH Funding Proposal** – Ms. Jessie Norris of REACH West Central briefed the Committee on an expected amendment to their proposal, essentially seeking to have the planning project move forward but to remove REACH as grantee to the funds. Discussion was undertaken by the Committee. A motion was made to postpone this item until the next meeting, expected to be in February 2022 (M: Ms. Papenleur, S: Ms. Richardson, Unan.).
5. **Overview of Centers and Corridors** – Mr. Freibott provided an overview of Centers and Corridors, as a zoning/land use strategy in the Spokane Comprehensive Plan. The presentation will be provided to attendees later. No action.
6. **Open Forum** – No requests to speak were received prior to the meeting and no open forum discussion was undertaken.

The meeting was adjourned at 5:31 PM (M: Ms. Munch, S: Ms. Richardson).

DRAFT

Neighborhood Project Advisory Committee (NPAC)
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Subject: Proposal for West Quadrant TIF Funds

January 2022

Dear Members of the NPAC,

REACH West Central (REACH), with the support of the West Central Neighborhood Council (WCNC), has worked for more than two years on a plan for economic revitalization in the area of the West Central neighborhood that lies within the West Quadrant TIF (WQTIF) district. Our first efforts were aimed at securing a 15-year extension of the WQTIF end date, from 2032 to 2047, and the broadening of allowable funding to include permanently affordable housing in all three of the neighborhoods within the WQTIF district. As you know, the new extension ordinance was approved by the Spokane City Council in October 2020, and is awaiting approval from the Spokane County commissioners.

Those efforts have now been followed by planning for broad community outreach and feasibility analysis for the projects in West Central authorized by the 2007 WQTIF ordinance. The first phase of our work has been funded by grants to REACH from the Greenstone Foundation and the Smith-Barbieri Progressive Fund. Using this funding, in June 2021 REACH retained Woodsong Associates, a community development and planning firm, to begin this work.

The attached proposal will allow completion (with input from West Central residents and businesses, City of Spokane staff, and nonprofit agencies working in West Central) of the work on community outreach, design, and feasibility analysis for projects that have been authorized by the 2007 WQTIF. This work is both urgent and vitally important, given that the West Central neighborhood, and particularly the area covered by the WQTIF, has one of the highest levels of poverty in the state of Washington, and has suffered significant negative economic impacts from the Covid-19 pandemic in the form of job losses, family displacement, and business closures.

We thank you for your consideration of our proposal, and urge your prompt review and your recommendation to the Spokane City Council to approve this funding proposal.

Signed,

Morgan Thomas
Chair, REACH West Central

Attachments:

- *Exhibit A: Public Involvement Plan (PIP) Executive Summary*
- *Exhibit B: About REACH West Central*

Proposal for West Quadrant TIF Funds

REACH West Central, with support from the West Central Neighborhood Council (WCNC), has prepared this proposal for funding from the West Quadrant Tax Increment Financing (WQTIF) district for approval by the Neighborhood Project Advisory Committee (NPAC).

This proposal has been created with a focus on completing the projects within West Central authorized by Ordinance C34032, in order to promote and facilitate economic growth and stability within the community, by encouraging investment in job-producing private development to expand the tax base of the neighborhood.

This proposal is for up to $300,000 in funding for planning, concept design, feasibility studies, and community outreach required to implement projects authorized by Ordinance C34032:

1. West Broadway Neighborhood Center Streetscape Improvements

The original language from Ordinance C34032 describes this project's scope as: "Broadway, Ash to Chestnut, 4 blocks of streetscape improvements, including decorative concrete or paver sidewalks, trees, period lighting, permanent street furniture, bike and pedestrian infrastructure, underground utilities, median construction and infrastructure for future streetcar route."

2. Chestnut / Elm Streetscape Improvements

The original language from Ordinance C34032 describes this project's scope as:
"Traffic calming on Elm, Cannon, and Chestnut, 3 blocks from Bridge to Dean, including crosswalk treatments, street furniture, lighting, bike and pedestrian infrastructure and improvements."

3. Maxwell & Elm Employment Center

The original language from Ordinance C34032 describes this project's scope as: "On Sinto for five blocks from Chestnut to Maple: sidewalks, bump-outs, trees, and crosswalk treatments. Also, water and sewer upgrades to current commercial and industrial standards for the incubator site."

4. Traffic calming

The original language from Ordinance C34032 describes this project's scope as: "Broadway to Nora, Maple and Ash, 4-6 blocks, including sidewalks, bump-outs, trees, crosswalk treatment, benches, and bus shelters."

The goal of the design phase of work is to identify specific project elements to recommend, and to complete initial feasibility analysis and schematic design work to allow projects to proceed to construction (i.e., "shovel-ready"), in order to produce maximum benefit for economic development purposes.

To this end, we envision the funds being expended for work including community outreach and development of feasibility analysis and schematic design for the included projects. Ideally, analysis and design would be completed in sufficient detail to allow solutions with the most potential to catalyze new development, facilitate new investment by small businesses, and expedite redevelopment of nearby sites.

To help produce a scope of work, schematic design, and feasibility analysis for each of these projects that can

achieve community revitalization goals, this funding proposal includes a suggested Public Involvement Plan (PIP), the executive summary for which is attached. The aim is to create a vision for each project, with collaborative input from the West Central community and City of Spokane staff, to identify the set of deliverables needed to advance each project from planning to implementation, including capital project design, permitting, engineering, and construction.

To ensure that funded projects will result in the desired investment in job-producing private development to expand the tax base of the neighborhood, we suggest that the scope of the feasibility analysis should also consider related community and economic development activities, including those on the other side of the property line from the public Right Of Way (ROW). This consideration may include, but is not limited to, an audit of the applicable controlling documents and an analysis of possible uses.

We believe that this preliminary feasibility and design work will enable leveraging of construction funding from outside sources, in addition to the future use of WQTIF funds.

We anticipate working with community partners such as the West Central Neighborhood Council, Community Frameworks, Habitat for Humanity, Spokane Low Income Housing Consortium (SLIHC), Spark Central, West Central Community Center, Our Place, the Native Project, and the Greenstone Corporation, as well as City of Spokane staff, to finalize and execute the Public Involvement Plan (PIP) that is summarized in Exhibit A.

The West Central neighborhood is home to many disadvantaged residents. Successful planning in the neighborhood must work closely with organizations that intimately understand the challenges residents face and that have earned their trust. In support of this reality, this funding proposal is made with the understanding that REACH West Central, with the support of the West Central Neighborhood Council (WCNC) and other West Central community partners, wishes to have an advisory role in this planning process in order to represent the voice of neighborhood residents. This could involve such activities as:

- Input into the scope of work for the request for proposals (RFP) for potential planning consultants;
- Inclusion in the process of interviewing potential planning consultants; and
- Participation in any technical committee guiding and reviewing the work of the planning consultant during the execution of the contract.

The NPAC has recently revised its Policies and Procedures document to include, among its Duties and Powers, “ensur[ing] that one or more public participation process(es)...has occurred” before neighborhood improvement projects are implemented. During the work on revising the committee’s policies and procedures, the members expressed dismay that previous planning efforts in West Central had not always included a rigorous public participation process. Allowing REACH, with the support of the WCNC, to act as a neighborhood representative in this planning process would indeed ensure that residents of the neighborhood are included in decision making.

We thank you for your careful consideration of this proposal, and look forward to discussing it with you at your earliest convenience.

Summary of REACH West Central Public Involvement Plan (PIP)

The Public Involvement Plan is intended to be a template for community engagement for projects within Spokane's West Central neighborhood; it can guide the process of planning for healthy, connected, and inclusive communities within the neighborhood. The intent is to ensure an open and equitable process to provide residents and other concerned parties meaningful opportunities to help shape the quality of change and growth in the West Central community.

Overview

The West Central neighborhood has suffered from underinvestment for decades, and is one of the most impoverished areas not only in the city of Spokane, but also in the state of Washington. This continues to be the case in the context of a current housing crisis. As the city of Spokane grows, more people, especially low-income communities of color, immigrants, and renters who have been disproportionately impacted by myriad socio-economic issues, will become increasingly vulnerable to displacement pressures in neighborhoods such as West Central.

The 2012 West Central Neighborhood Action Plan references the City of Spokane's Comprehensive Plan goal:

> *"Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the natural environment, and sustain the downtown area and broaden the economic base of the community."*

Despite this aspiration, little action has occurred to fulfill it in West Central in the near-decade since 2012. REACH West Central (REACH) intends to help bring catalytic funding into the neighborhood, from the West Quadrant TIF as well as from other funding sources, to achieve the goals of the 2012 Neighborhood Action Plan. These include safety improvements to the transportation system, interventions to stabilize the housing market, and initiatives to increase livability and equity outcomes in the neighborhood.

Towards this end, over the next several years REACH will help to seek funding to support the following tasks in West Central as a part of a strategic initiative:

- Plan for a healthy, connected, and inclusive community with a full range of housing choices permanently affordable to neighborhood residents; thriving business districts; healthy built environments; and strong social networks and institutions;
- Help build capacity of community-based organizations that work with low-income households and communities of color such as the West Central Neighborhood Council; Spark Central; Our Place; the West Central Community Center; and others to advise project decisions, build organizational relationships, and develop deeper ties among community members;
- Decrease the urban heat island effect through tree planting and other urban greening efforts;
- Plan for and implement a set of transportation interventions to calm traffic; increase the availability and safety of options for walking, bicycling, and transit riding; and support neighborhood economic development.

Project Goals

Building from the major goals of the 2012 West Central Neighborhood Action Plan and Spokane's Comprehensive Plan, the following draft project goals are proposed. These will be refined through the community engagement process.

1. Improve public health outcomes for people living and working in the neighborhood;

2. Plan for a safe, accessible, affordable, healthy, and socially inclusive neighborhood that allows the most vulnerable households to remain in place and build wealth;
3. Commit existing resources and develop new, long-term resources for permanently affordable housing;
4. Prevent residential and cultural displacement by preserving existing unregulated affordable rental housing, strengthening tenant protections, and providing anti-displacement services;
5. Increase housing choices for all household types and incomes by developing opportunity sites for new construction of equitable, pedestrian-focused development, and by regulating land use and zoning to create permanently affordable and market-rate housing;
6. Create conditions for more robust commercial main streets and a full range of commercial and business services in West Central;
7. Promote local small business opportunities in tandem with economic development efforts.

Public Involvement Plan

The goal of the Public Involvement Plan (PIP) is for communities in West Central to be stronger and more empowered to help shape growth and change than they were before the planning process began. This means providing an interactive, ongoing public discussion that will be mutually accountable, transparent, and engaging for those most vulnerable to the burdens of neighborhood change.

The finalized PIP document will help to direct a set of specific engagement practices, including:

- Distributed community charrette
- Temporary installations as community feedback loops
- Community walking tours
- Community training and dialogues on equity and fair housing
- Ongoing outreach to stakeholders
- Website and social media
- Physical notifications, meeting notices, media releases

REACH West Central sees community involvement as a partnership with the City of Spokane that values residents' wisdom, leveraging meaningful, accessible, and effective participation to deliver social justice and equity with transparency and accountability.

Conclusion

Political and community momentum has been building to see the West Central neighborhood transform into a more vibrant and accessible version of what it is today, a place that helps to unite surrounding neighborhoods. The time is now right to consider how to complete the neighborhood's transformation into a vibrant, inclusive, safe, and equitable place for people to live, work, play and learn.

What is REACH West Central?

REACH West Central is a 501c3 community development corporation that was started in 2017 by residents of West Central who were aware that the neighborhood has, at least in part, been passed over for development funding due to a lack of capacity.

Historically, it has been difficult for residents of low-income areas like West Central to make their voices heard in the decisions that affect them. One of the goals of REACH is to help create capacity, thus allowing the neighborhood to more effectively engage with the City of Spokane and with funding organizations.

Rather than duplicating the efforts of other groups, REACH's mission is to collaborate with and provide support to organizations that share our goals. To further this mission, REACH has several areas of focus:

- Fostering economic development
- Helping to create sustainable housing
- Promoting arts and culture
- Improving the environment and quality of life in West Central.

REACH is a member of the Spokane Low Income Housing Consortium and the West Central Community Coalition. We have additional partnerships with Community Frameworks and Habitat for Humanity, as well as with the West Central Community Center and Spark Central.

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