



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

**MEETING OF
WEDNESDAY, May 4, 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, May 4 at 4:00 PM** at **Spokane City Hall, 808 W Spokane Falls Blvd** in the **Tribal Conference Room** in the First Floor Lobby. The public is encouraged to attend either in person, online, or by phone. Connection instructions are included in the attached agenda and below:

An Online/Telephone Option is Available via Microsoft TEAMS (software download may be required)

Join on your computer or mobile app:

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United States, Los Angeles

Phone Conference ID: 630 329 187#

WQTIF Neighborhood Project Advisory Committee (NPAC) Agenda

May 4, 2022 | 4:00 PM to 5:30 PM | City Hall, First Floor, Tribal Conference Room

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 April Meeting Minutes (All) 4:05 pm (5 mins)
3. TIF Financial Update (Kevin Freibott) 4:10 pm (10 mins)
4. Habitat for Humanity Proposal Presentation & Discussion (Ms. Girardot) .. 4:20 pm (60 mins)
5. Open Forum 5:20 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 **in advance** 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

April 6, 2022

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

Staff Present: Kevin Freibott (staff liaison), Steve MacDonald (Division Chair for Planning and Economic Development)

The meeting began at 4:03 PM.

- 1. Welcome and Introductions** – Introductions were made.
- 2. Approval of Meeting Minutes** – The minutes for February were presented and adopted as written (M: Ms. Pflieger, S: Ms. Richardson, Unan.).
- 3. Possible Affordable Housing Expenditures Update** – Mr. Freibott informed the Committee of the updated guidance from the City Attorney’s Office as to the use of TIF funds for Permanent Affordable Housing and application of funds outside the defined project areas. Discussion was undertaken but no actions were proposed or made.
- 4. Council Joint Meeting Follow Up Discussion** – The Committee held a roundtable discussion of their impressions and takeaways from the joint meeting with City Council, including a wish to have more of these meetings in the future.
- 5. Continued REACH Proposal Discussion** – Discussion continued for this item, centering on the updated guidance from the City Attorney (item 3) and the projects described by the study proposal from REACH. A motion was made by Ms. Pflieger to:

“... recommend to City Council the attached proposal from REACH West Central, removing the four projects listed in the proposal and broadening the study to include improvements that demonstrate an economic development benefit and ensure stakeholder opportunities to describe and determine the best improvements to design, fund, and construct.”

The motion was seconded by Ms. Richardson and passed unanimously.

- 6. Open Forum** – No requests were made to speak during open forum.

The meeting was adjourned at 5:18 PM (M: Ms. Munch, S: Ms. Richardson).



Through shelter,
we empower.

February 16, 2022

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

RE: Proposal for West Quadrant TIF Funding Affordable Homeownership

Dear Neighborhood Project Advisory Committee Members,

Over the past year, A Better Way LLC, Greenstone New Beginnings Homes, and Habitat for Humanity-Spokane have launched a program to increase affordable homeownership in the West Quadrant TIF. This partnership is the culmination of dedicated and passionate developers seeking to decrease displacement and increase stability in neighborhoods experiencing market speculation and gentrification.

The partners seek your support in our proposal to fund increased access to homeownership for homebuyers earning below 80% of the area median income.

The need for affordable homeownership and housing is at a crisis point in our community. Habitat for Humanity, a Better Way LLC, and Greenstone have successfully made homeownership a reality to 10 families earning below 80% of the Area Median Income in West Central and plans to complete 7-10 more through rehab acquisition and down payment assistance.

We welcome the opportunity to discuss the proposal to address the housing crisis in our community and look forward to answering any questions.

In partnership,

Verified by pdfFiller

Chauncey Jones

02/16/2022

Chauncey Jones
A Better Way, LLC

A handwritten signature in black ink, appearing to read "Michelle Girardot".

Michelle Girardot, CEO
Habitat for Humanity-Spokane

West Quadrant Tax Increment Financing Proposal

Application to NPAC Committee

Funding Idea

Community Need: Revitalizing neighborhoods through affordable homeownership

Concept: The need for affordable homeownership and housing is at a crisis point in Spokane. This crisis cannot be solved without bold collaborative action and partnerships. A Better Way, LLC, Greenstone New Beginnings Homes, SPC and Habitat for Humanity-Spokane are working as collaborative partners to increase access to affordable homeownership in the West Quadrant TIF through rehabilitation of blighted units transformed into safe, decent and affordable homes for qualified homebuyers earning below 80% of the area median income.

Background: Lack of housing stock, increased material costs, and a speculative housing market create the perfect storm for home prices to soar. In neighborhoods throughout Spokane, home prices are escalating faster than the median priced home. Investors are very active in these neighborhoods, and as homes are purchased many existing residents are being displaced and the inventory of homes available for lower income families is quickly disappearing. This is particularly true in West Central and the WQTIF boundary.

Partners: Over the past year Greenstone New Beginning Homes, SPC; A better Way, LLC and Habitat for Humanity have been working to strategically implement the concept being proposed.

- A Better Way, LLC is a small minority owned residential development company. They have been active in the West Central, East Central and Chief Garry Neighborhoods. Their specialty is the locating, purchase and rehabilitation of existing homes.
- Greenstone New Beginning Homes, SPC is providing pro-bono technical assistance and acquisition and construction financing, enabling the parties to respond quickly to market opportunities.
- Habitat for Humanity-Spokane is a nonprofit organization that helps people in the Spokane community and around the world build or improve a place they can call home through affordable homeownership. Habitat for Humanity partners with low to moderate income families by providing financing, homebuyer education, credit counseling and home construction with long term affordability covenants. Habitat has served 400 Spokane families through new or rehab construction.

Need for Funding: The market price of acquiring existing homes and the cost of rehabilitation means that there is virtually no opportunity for families making less than 80% of median income to own a home. A subsidy is necessary to reduce the finished home price to an affordable level. We currently estimate the subsidy on average to be in the range of \$60,000 to \$80,000 per home. The subsidy could be in the form of price reductions and down payment assistance.

Proposal: The parties currently have five homes in West Central that have been acquired and are in various stages of rehabilitation. They are currently in process of identifying additional properties. Funding of \$500,000 could be quickly deployed and provide approximately 7-10 permanently affordable homes in a neighborhood with the greatest need. As A Better Way, LLC identifies potential homes, they are reviewed by Greenstone and Habitat's construction team. If the home is

found to be a viable project by Habitat, Greenstone provides the financing to acquire the home. A Better Way works with Habitat on the scope of the rehabilitation work and Greenstone provides the construction financing.

Once the rehabilitation work is complete, it is sold by A Better Way to Habitat for Humanity. Habitat selects a qualified future homebuyer from its partnership pool and prepares financing to close. Each home is sold with an affordable mortgage of no more than 30% of the buyer's monthly income. This is with shared equity mortgage through subsidy and down payment assistance. The homes are tied to a long term affordability covenant. The funding requested in this proposal would go toward the subsidy and down payment assistance needed to make the mortgage affordable.

The proposal would be an effective collaboration between the public, nonprofit and private sector to meet a critical housing need in West Central. The development team has made a similar proposal to the City of Spokane for the allocation of ARP funding. The concept of down payment assistance for affordable housing has received preliminary approval from City Council. We anticipate the opportunity to leverage the WQTIF funding with ARP funding, allowing more than 20 existing homes to be preserve for permanently affordable housing.



March 18, 2022

Neighborhood Project Advisory Committee
Spokane City Council
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Dear NPAC and City Council president and members,

The board of REACH West Central (REACH) is sending this letter to indicate our organization's support for the February 25, 2022, request from A Better Way, Habitat for Humanity–Spokane, and Greenstone New Beginnings for \$500,000 in West Quadrant TIF (WQTIF) funds to be directed toward affordable housing.

A question has come up as to whether the funding request from that collaborative group would somehow negatively impact a prior funding proposal submitted to the NPAC in January 2022 from REACH. Our proposal is for up to \$300,000 in WQTIF funding for a West Central neighborhood planning process to get unfinished projects from the 2007 WQTIF ordinance to shovel-ready status. We want to emphasize that the two proposals are absolutely not in conflict—rather, we at REACH see the new proposal for affordable housing funding as a logical and necessary adjunct to the overall goal of economic development in the West Central portion of the WQTIF district. Additionally, there is currently more than enough money in the WQTIF fund to fully support both of these proposals.

We ask that the members of the NPAC discuss this proposal for affordable housing funding at their April meeting and recommend approval of this funding to the City Council as soon as possible thereafter. We also ask that the City Council put this request for funding for affordable housing on their agenda as soon as reasonably possible and then vote to approve the request. With the housing crisis in Spokane, most especially in the area of affordable housing, it's imperative for the City of Spokane to move quickly to fund new and renovated housing, and this request would assist that effort.

Thank you.

A handwritten signature in black ink that reads "Morgan Thomas". The signature is written in a cursive, flowing style.

Morgan Thomas, Chair
REACH West Central