

Community, Housing and Human Services Department

Project Profiles

Housing, Acquisition and Capital Improvements

November 2019

Agency/Organization: Spokane Eastside Reunion Association (SERA)

Project: Fresh Soul

Location: 3029 E 5th Ave

Neighborhood: East Central

Year Funded: 2018

CHHS Contribution: \$160,000 (CDBG)

Project Overview: SERA's restaurant, Fresh Soul is a job training program for youth ages 14 to 18 Monday through Wednesday 4pm to 6pm and Saturday 9am to 10am. Our program runs for 16 weeks and covers topics such as kitchen training, kitchen etiquette, food handling skills, service, having a bank account and budgeting, resume building, job search, interview skills, mentoring, and pride in and giving service to their community. We work hand in hand with our tutoring center to ensure these teens are doing well in school while gaining valuable job skills.

The first 4 weeks consist of classes teaching the basics of good kitchen practices and food handling. The following 12 weeks see the student working in the restaurant while learning about the many aspects of employment including time management, career planning, resume building, overcoming personal barriers to success, and so much more!

Additional resources: <https://my.spokanecity.org/news/stories/2019/03/08/fresh-soul-spices-up-east-central-spokane/>
<https://my.spokanecity.org/news/stories/2017/11/17/community-builds-new-restaurant/>



Agency/Organization: Spokane Housing Ventures

Project: Jayne Auld Manor

Location: 2830 E. Francis Ave.

Neighborhood: Hillyard

Year Funded: 2018/19

Units of Affordable Housing: 38 Units

CHHS Contribution: \$388,850 (CDBG) and \$320,000 (HOME)

Project Overview: The Jayne Auld Manor will house workforce families in a 38-unit, three story apartment building and five duplex buildings. The property located in the Hillyard Neighborhood at 2830 E. Francis is 1.8-acres and near resources and amenities that could benefit families, including Arlington Elementary School, Harmon-Shipley Park and the Hillyard Aquatics Center.

Spokane Housing Ventures has secured funds from the City of Spokane; a \$320,000 U.S. Housing and Urban Development forgivable loan through its Home Investment Partnerships Program and a \$388,850 HUD Community Development Block Grant. This project will also benefit from the City's Multi-Family Tax Exemption.

The Jayne Auld Manor also received additional funding from the Washington Housing Trust Fund and the Washington State Housing Finance Commission.

Additional Resources: <https://my.spokanecity.org/news/stories/2018/08/23/spokane-housing-ventures-to-build-jayne-auld/>



Agency/Organization: CHAS & Lutheran Community Services Northwest (partnership)

Project: Geriatric Health Clinic

Location: 914 W. Carlisle Ave.

Neighborhood: Emerson/Garfield

Year Funded: 2018/19

CHHS Contribution: \$335,400 (CDBG)

Project Overview: Rehabilitation of former Christ Clinic to once again provide affordable health care in north central Spokane. The North Central Clinic has a care team specializing in providing specialty care for individuals over 60 years of age. We are excited to offer a clinic that meets the needs of senior members of our community. At CHAS Health North Central clinic, we have an easily accessible clinic, friendly providers and staff with a background in geriatric medicine.

Services Provided:

- Primary Care
- Pharmacy
- Nutrition
- Behavioral Health

Additional Resources: <https://chas.org/locations/north-central-clinic>



Agency/Organization: Community Frameworks

Project: One South Madelia

Location: 1 S. Madelia St.

Neighborhood: East Central

Year Funded: 2017/18

Units of Affordable Housing: 36 units

CHHS Contribution: \$300,864.35 (HOME)



Project Overview: 1 South Madelia provides 36-units of housing serving large households, disabled people, and low income workers. The project is located on 1.1 acres on a city block 1.5 miles east of downtown Spokane in a neighborhood which has been targeted by the City of Spokane for redevelopment. The project has created an 18-unit apartment building with an elevator on one parcel, and 18 townhouse style units on an adjacent parcel. This project, once the site of a used car lot, is now affordable housing for over 115 new neighborhood residents. This attractive apartment and townhouse complex establishes new housing for seven households with disabilities and creates 18 large 3-bedroom units to serve large households.

Additional Resources: <https://www.spokesman.com/stories/2017/aug/05/new-affordable-housing-on-east-sprague-seen-among/>



Agency/Organization: Habitat for Humanity

Project: Derelict Single-family Home Program

Location: Multiple

Neighborhood: Citywide

Year Funded: 2019

Units of Affordable Single-family Housing: 6 (to date)

CHHS Contribution: \$1,500,000 (CDBG)



Project Overview: Acquisition and rehabilitation of derelict single family homes throughout the City of Spokane. Habitat for Humanity has partnered with the Association of General Contractors (AGC) Headstart to Construction Trades Program (also funded by CHHS) and NewTech Skill Center to assist with the rehabilitation of these homes. This partnership provides job skills training in the construction trades for high school students and individuals with high barriers to employment. The result is living wage employment placement in our community, while providing affordable housing to qualified homebuyers through Habitat's Homeownership Program.

This program has received tremendous neighborhood support as derelict nuisance homes are being reactivated.

Address	Neighborhood
1819 W Sharp Ave	West Central
1823 W Sharp Ave	West Central
2111 W Mallon Ave	West Central
2202 W Mallon Ave	West Central
2217 W Mallon Ave	West Central
2321 E Boone Ave	Chief Garry Park



Agency/Organization: SNAP

Project: Single Family Rehab Program

Location: Multiple

Neighborhood: Citywide

Year Funded: Calendar year 2019

Housing Units Preserved: (to date)

CHHS Contribution: \$1,298,886 (CDBG)

Project Overview: Program established in 1977, this program helps an average of 25 low-income homeowners each year with major repairs to restore safe and energy efficient homes. Typical rehabilitation projects include roof replacement, sewer line replacement, exterior siding, new flooring, and new electrical service. The average rehabilitation project is \$24,000 which is provided as a loan with monthly payments. The majority of homeowners receiving assistance are below 80% AMI, elderly, and female head of household.

Additional resources: <https://www.snapwa.org/home-repair>



Agency/Organization: SNAP

Project: Essential Home Repair Program

Location: Multiple

Neighborhood: Citywide

Year Funded: Calendar year 2019

Housing Units Preserved: (to date)

CHHS Contribution: \$592,123 (CDBG)

Project Overview: Program established in 2005, helps an average of 255 low-income homeowners each year with small but critical repairs that keep homes habitable. Typical repairs are plumbing leaks, roof leaks, failed furnace, and failed hot water heater. The average repair cost is \$2,000 which is provided as a grant. The majority of homeowners receiving assistance are below 30% AMI, elderly, and female head of household.

Additional resources: <https://www.snapwa.org/services-we-provide/i-need-help-with-housing/essentialhomerepair/>
<https://www.spokesman.com/stories/2018/nov/30/repairing-home-sweet-home-snap-provides-essential-/>



Agency/Organization: SNAP

Project: Rental Repair Pilot Program

Location: Multiple

Neighborhood: Citywide

Year Funded: Calendar year 2019

Rental Units Rehabilitated: 0 (to date)

CHHS Contribution: \$382,283 (CDBG)

Project Overview: This new program is designed to help owners of small rental properties to maintain and improve their rental housing. No project has yet been completed. Eligible repairs include roofs, sewer pipe, Building/Code Enforcement violations, security improvements, handicap accessibility, and energy efficiency. Repair funds are provided as a loan with monthly payments. Per HUD requirements, projects must benefit renters below 80% AMI with rents below HUD Fair Market Rent for 5 years.



Agency/Organization: CHAS Health in partnership with Providence Health Care

Project: Northeast Spokane Dental Clinic

Location: 203 E. Dalke Ave.

Neighborhood: Nevada Heights

Year Funded: 2019

CHHS Contribution: \$240,000 (CDBG)

Project Overview: This is the largest dental clinic (19 operatories) CHAS Health has embarked on and will address a significant gap in access to oral health services targeted to low-income and uninsured dental patients. In addition, this clinic will host dental residents as part of a new Dental Residency Program in partnership with Providence Health Care. The Dental Residency will help to increase the number of trained dentists in the Inland Northwest who are committed to community-based care. In addition to the outpatient dental clinic operated by CHAS Health, the Dental Residency also includes an inpatient dental clinic at Providence Sacred Heart Medical Center to serve patients with more complex dental needs. Hospital dental residencies are common in major medical centers throughout the United States. However this will be the first of its kind in Eastern Washington.



Agency/Organization: Inland Empire Residential Resources Inc.

Project: Sprague Union Terrace

Location: 1420 E Sprague Ave.

Neighborhood: East Central

Year Funded: 2013

Units of Affordable Housing: 37 units

CHHS Contribution: \$500,000 (HOME), \$596,519 (NSP 1),
\$1,330,000 (NSP 3)



Project Overview: The Sprague Union Terrace project is one of the several catalysts for the revitalization of East Sprague, where Spokane's University and the International Districts meet. A four story, 38,000 square foot mixed use structure with wood frame construction and elements of masonry. Ground floor includes two commercial suites. Second through fourth levels consist of 37 total units of affordable housing. The project is financed through many resources which include the Washington State Housing Trust Fund, and Neighborhood Sustainability Funds.



Agency/Organization: Second Harvest

Project: Wolff Family Child Hunger Solution Center

Location: 402 N. Perry St.

Neighborhood: East Central

Year Funded: 2019

CHHS Contribution: \$550,000 (CDBG)



Project Overview: Strategic planning identified an opportunity to acquire additional space at nearby 402 N. Perry St. The building is near the existing Second Harvest distribution center, which is in the city core and centrally located for ease of access by volunteers and partner agencies. The second facility will add 21,000 square feet, including 13,000 square feet of warehouse space. Plans for renovation include a permanent home for a new Bite2Go Volunteer Center, a flexible training space for nutrition education classes and student leadership opportunities, and convening space for community partners. Preparation for the opportunity included dedication of \$350,000 in facilities reserves by Second Harvest's governing board and leveraging a \$550,000 Community Development Block Grant from the City of Spokane.

Additional resources: <https://2-harvest.org/feeding-kids-first/>



Agency/Organization: CHAS Health

Project: East Central Dental Clinic

Location: 500 S. Stone St.

Neighborhood: East Central

Year Funded: 2019/20

CHHS Contribution: \$750,000 (CDBG)



Project Overview: Construction of new dental clinic on East Central Community Center campus to provide accessible and affordable oral care. The facility will be able to serve 4,000 people each year and will have two full-time dentists and hygienists along with operations and outreach staff. The CHAS Health Dental Clinic is projected to open in 2020.

Additional resources: <https://my.spokanecity.org/news/stories/2019/10/31/east-central-celebrates-community-investment-projects/>



Agency/Organization: Family Promise Spokane

Project: Open Doors Family Emergency Shelter

Location: 2002 E. Mission Ave.

Neighborhood: Chief Garry Park

Year Funded: 2019

Units of Affordable Housing: 8 units

CHHS Contribution: \$950,000 (CDBG)

Project Overview: Acquisition and rehab of former Cassano's building to provide emergency shelter programming for homeless families with children. Additionally, this building has 8 units of affordable housing located on the top level.

Additional resources: <https://my.spokanecity.org/news/stories/2019/04/05/spokane-gives-helps-new-shelter/>

<https://my.spokanecity.org/news/stories/2019/04/12/helping-families-on-their-worst-day/>



Agency/Organization: Greater Spokane County Meals on Wheels

Project: Meals on Wheels Building Acquisition

Location: 218 N. Crestline St.

Neighborhood: East Central

Year Funded: 2018

CHHS Contribution: \$247,150 (CDBG)



Project Overview: Project allowed Greater Spokane County Meals on Wheels to acquire existing community kitchen in an effort to reduce monthly lease/operations costs. In addition to the building acquisition, CHHS helped Meals on Wheels expand their property lines (north & south) for future expansion of services.



Agency/Organization: Proclaim Liberty, Inc.

Project: Liberty Park Terrace Phase II

Location: 1421 E Hartson Ave,
610, 622 & 628 S. Perry St.

Neighborhood: East Central

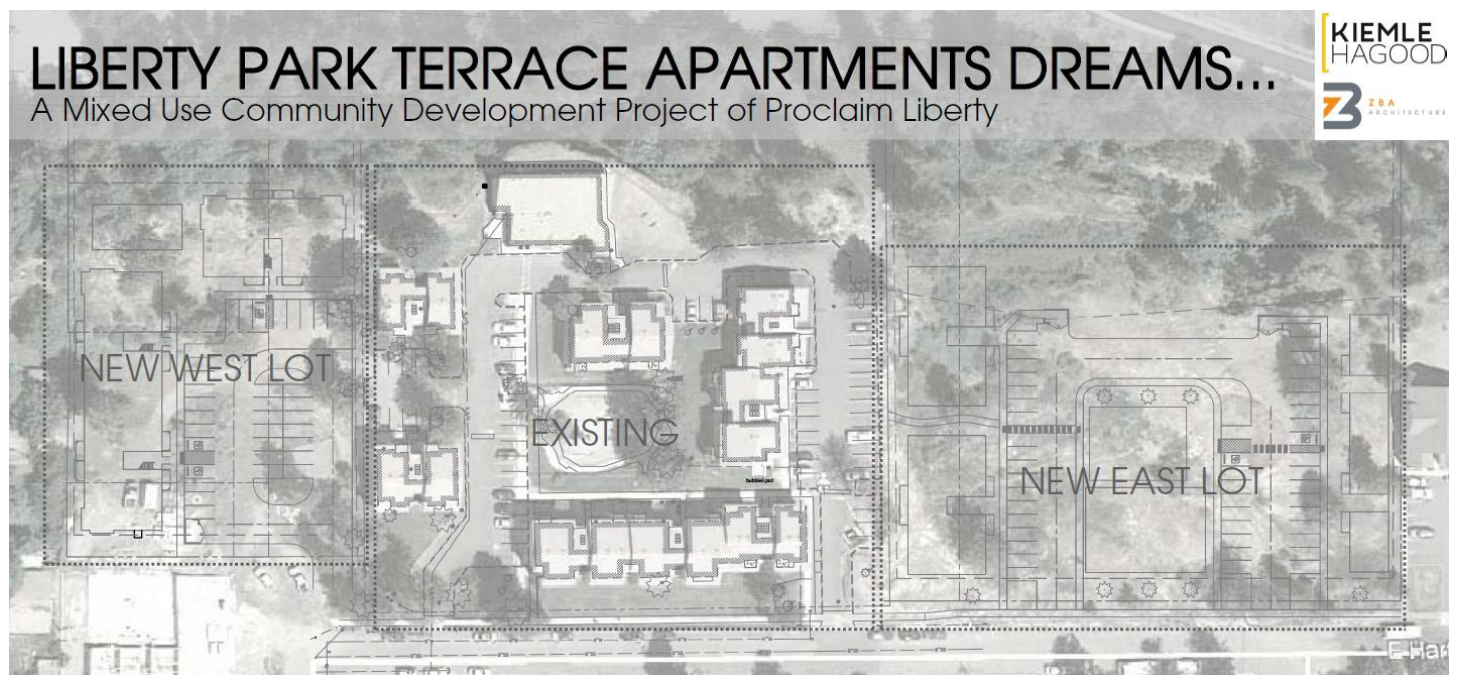
Year Funded: 2018

Units of Affordable Housing: 40+ units planned

CHHS Contribution: \$402,345 (CDBG)



Project Overview: Land acquisition for development of future affordable housing project and expanded ECEAP programming (20 new spots and 2 new classrooms). Project completion anticipated by late 2023.



Agency/Organization: Inland Empire Residential Resources Inc.

Project: 117 S. Perry Demo/rebuild

Location: 117 S. Perry St.

Neighborhood: East Central

Year Funded: 2019

Units of Affordable Housing: 1 new single-family home

CHHS Contribution: \$32,386.47 (CDBG)

Project Overview: Demolition of derelict single-family home followed by construction of new single-family home for a qualified low income homebuyer.



Agency/Organization: Community Frameworks

Project: 2222 E. Cataldo Single-family New Construction

Location: 2230 E. Cataldo Ave. & 2226 E. Cataldo Ave.

Neighborhood: Chief Garry Park

Year Funded: 2018/19

Units of Affordable Housing: 2 new single-family homes

CHHS Contribution: \$6,569.22 (CDBG)

Project Overview: Construction of 2 new single-family homes for qualified low-income homebuyers in the Chief Garry Park neighborhood.

