

Long Term Rental Housing Stakeholder Group
January 12th, 2016

- I. Julie Banks started with introduction around the room.
- II. Suzanne Tresko, Facilitator
 - a. Went over meeting ground rules
 - b. Reminded the group the reason that they are at the table. The charge for the group came from the Community Assembly to discuss the issues that surround rental housing. The process is broken down into 3 phases. Issues ID phase....etc.
 - c. Housekeeping regarding schedule. Are they still ok with the two meeting schedule or would they like one long meeting.
 - Alexander: The landlords feel that the process has been too long, would have been more efficient with 6 morning meetings and keep them fresh on the data. Not happy with the time table, for efficiency sake they feel that they could do a morning meeting where they get the process over with.
 - Terri: Earlier meeting was the long term tenant act and there were two presentations get a landlord and tenant point of view. Everyone agreed that it was an important part of the process. Feel that this is very important to have two meetings so that they can really get into it. There would only be a two week span between the two meetings.
 - Ron agrees big issue doesn't feel like it needs to be rushed.
 - d. Interest in combining the meetings?
 - The group will be sticking with the original schedule.
 - e. Attendance
 - Is very important now that people maintain attendance and if you have an alternate please let us know.

PRESENTATION:

Cindy Algeo, SLIHC

- History
 - Report that a mechanism be formed that would collectively advocate for affordable housing and have the capacity to provide affordable housing.
 - Mission: Promote the availability of affordable housing in Spokane.
- Handout
 - Members are listed on the back (45 to 50 members)
 - most members are non profit,
 - About a dozen of the members are developers.
 - Supportive Members, architects, etc.
 - Associate Members
 - State of Affordable Housing in Spokane County
 - Data that came from SRHD presentation she noted that the fact that there was data collected that 45% of renters paid more than 30% of monthly income.
 - Data point out that there are 12 affordable housing (housing needs assessment state wide published by state housing commission)
 - 1,033 people were counted as homeless (240 of those are chronically homeless)
 - point in time count coming up January 28th
 - Report is found on the cities website and they can show trends in the homeless count.
 - 8,000 publicly financed affordable housing units, Housing authority has over 4,000 vouchers in Spokane County
 - Tenants are reluctant to report because it can be "affordable" housing but if they are kicked out they are not able to find new affordable housing.

- Funds that are available are dropping from the State and Federal government
 - State funding has come down
- Access to expand policies and resources that help affordable housing
 - County commissions can put on the ballot 1/10th of 1% on the legislature to approve the funding, how community could increase access to affordable housing.
- Non-profit renter providers challengers
 - To have a good landlord tenant relationship is important
 - Members
 - Accessing funding to housing for people who are extremely low income.
 - Handling NIMBYism (Not In My Back Yard)
 - Parking requirements
 - Rental caps established by HUD, cap what non profit developers can charge which means the developer will pay for everything else.
 - Supporting families with little to no help in funding, without the needed support services.
 - Successfully apply and aid in affordable housing
 - Share information about housing development proposal with NC's and Business Associations-create better communication between the two to solve challenges
 - Parking requirements for multi-family housing could be lowered or taken away.
 - Patty (there is no additional funding)
 - Dave
 - Keep in mind that subsidizing of rental housing is a voluntary program. Subsidizing is for rent only.
 - Situational issues are the same no matter if there is a subsidy or not.
 - Rental Caps
 - Secure operating and maintenance funding.
 - Secure more resources to help house those who can't "Support Service"
 - Support Services
 - Funding at State and Federal gov. many organizations that provide support services, Volunteers of America, etc.
 - Frontier Behavioral Health can bring additional funds to the table.
 - Support services- means that tenant has a case manager due to disability.
 - Dependent on the need of the tenant.
 - Why are there more needs for this? In all housing. The fed gov. and state is prioritizing populations to be served and HUD says that the most chronically homeless are served first.
 - There is an issue to work with those that are chron
 - As a landlord it is easier to house someone if they are needing housing. If you are working with someone who is providing the services (case worker) it helps to walk that person through the process.
- Dave Scott
 - Section 8 Programs
 - Tackling the same issue, get them housed first it is easier to get the other pieces into place.
 - Low income people were created because they are all lumped together, then HUD came out with a certificate and then the Section 8 voucher.
 - De-concentrate the level of poverty

- Give ability to rent somewhere else outside of the area where there is crime. If you put them in a place where they can see others thrive etc. they are more apt to change their behavior and outlook.
- Typically Section 8 person has a lower level of understanding. They understand the rules etc. –COMMUNICATION
- Communication piece is the understanding that everyone operates on a different level of understanding.
- 5,066 vouchers over 6 counties
- Homeownership program-assistance to purchase their own home.
 - 1 year with Section 8 can transition to becoming a homeowner.
- Homeless veterans program
- Family Unification (DSHS)
- City Home Program (high utilizers): emergency services, jail, police some of those in that category can cost the community over 1 million a year.
 - Hot spotter intensive surround, it is a continuous offer of services.
- Affordable Housing services
 - Marilee and New Bader Haven
 - Voucher provider (pined to the unit they are picked in), live in one year they can request a voucher (stays in project based), give them a voucher to move out into the community.
 - Meant to give someone ability to get off of the process and programs by supporting them.
 - Waiting list 4500 people applied for waiting list.
 - Going back to time date stamp to target the population they want to target. Placed by time and date and then by preference (elderly, disabled and those with children)
 - Homeless connect to help those get into housing.
 - Could happen several times
 - January 19th through the 21st (open at midnight)
 - Everyone will be placed on the waiting list.
 - A lot of vouchers go unused
 - HUD must use 98% of the voucher (if 150 people only 30 people get housed)
 - Partner with other housing agencies
 - Communication piece
 - Understand the lease
 - 207 days from call on program down to 44 days.
- Large forum with private landlords, without landlord/tenant communication it is hard to get him in the landlord world.
 - Meet with landlords to discuss issues
- Income discrimination that they have been trying to (source of income discrimination) legislature could give some cred to the fact that everyone needs a place to live.
- Assistance with housing choice program and vouchers goes to help them to pay for housing.
- SOURCE OF INCOME DISCRIMINATION
 - 2 to 3 times monthly income eliminates that portion
- Have conversation why section 8 is successful and why it can be

- Questions:
 - If there are so many vouchers in the community that is a chunk, knowing the issue with housing inventory why isn't here more education on participating in the conversations?
 - Difficult to get into the landlord association because in the past there is a varied amount of landlords that have had issues with Section 8, it is hard to get into the group where you have a lot of landlords in one room.
 - Heleen has been apart of the Landlord Association-what we do when we rent. Joining the Spokane Housing Authority so that they have more opportunity to speak.
 - Alexander: first part of the year is regarding education. Monthly meetings to give education
 - Stakeholder group was originally discussing a rental inspection program, could you address the rental housing inspections?
 - HUD housing inspection, minimum housing inspection forms, talks about every line item for a pass or fail. This is a minimum, looking at safety, decent and sanitary.
 - Inspection requirements are once every two years. Go over the inspection, minimum inspection.
 - There are 12 affordable houses to every 100 people, how do you determine this? And what happens to the other 88 people?
 - Affordable HUD means person pays no more then 30% of their monthly income on rent.
 - Voucher program: tax credit side (outside of voucher) rent amount is set by income, income side for landlord is the tax credit. Total rent with payment standard. \$620 1 bd unit. Rent and utilities need to fit in payment standard, will pay all rent down to \$1 solely based on income (medical issues as are accounted). Can only pay 40% of income,
 - Affordable housing can be set by housing brackets (60% area median income) tax credit property (60% set aside and 30% set aside)
 - Challenge that Dave mentions about building the relationship with private landlords, since many are represented in the room?
 - Give email address and if there is an opportunity to talk to them he would like to meet with them. dscott@spokanehousing.org Having a landlord liaison meeting on the January 22nd 11:30 to 5:00ish pm, 55 W. Mission. Eric Steven will speak to infestation and bed bug side and questions that can fit in, email if interested.
 - There is a misconception in the housing choice housing program you are forced to take an undesirable tenant that can cause a lot of problems, you can have the same screening program with the housing choice voucher, everything else is the same. Most of the voucher program people are the best tenants they have. The support is great from the Spokane Housing Authority.
 - Recommend the background check, do a full criminal check, don't qualify them for housing they qualify them for the subsidy to be on the program.
 - You need to screen them but.
 - For profit and maintenance people you break something and we fix it. Landlord experience is that someone not on Section 8 have more opportunity for fixing it. What is the experience when someone has ruined something if there is a Section 8 voucher involved?
 - Landlord Tenant Act is behind them. They usually don't do a move in report (property condition report). If a landlord can produce a property condition in and out. Force the tenant to go to the landlord to create a repayment process. If the Housing authority finds out it is not working with the repayment plan they drop them from the subsidy.
 - There is a need for education regarding some of the issues that related to "public housing".

- Heard “those people”, the education for those that were living in there it is not “poor people” it is likely themselves. Educate that you also fit within those ranges.
 - Getting past the stigmatism
- Do neighborhoods have the ability to stop a low income housing to be placed in a neighborhood?
 - No they don’t have the opportunity to stop a project they only have the ability to make comments just like with other developments and proposed projects.

Next Meeting:

- February 9th: Tim Szambelan, City of Spokane Attorney- Landlord Tenant Act
- February 23rd: Jose Trejo-NW Justice Project & Tom McGarry Law Office-Landlord Tenant Act in Practice

Rental Housing Issues Timeline (Subject to Change as Needed)

1) Research/study the issues (group has agreed to meet bi-weekly)		
	Timeline (tentative)	Presenter
Stakeholder Process Overview	May 12th	Office of Neighborhood Services
Base Housing Data –Institute of Real Estate Management	May 26th	Thomas Hix, Kim Sample
Lawyers RESCHEDULED TO COME BACK	June 9th	Jose Trejo-Northwest JusticeBarry Funt, Center for Justice
Spokane Police Department	July 7th	SPD-Sgt. Ervin
Base line Data, Spokane Regional Health Department	August 4th	James Caddie, City of Spokane, Spokane Regional Health District-Peggy Slider
Code Enforcement Department, Building Department	September 1st	Building Department– Dan Skindzier, Code Enforcement– Heather Trautman
Follow Up and Question answer session	October 6th	Stakeholder group, Heather Trautman, Dan Skindzer
Fire Department	November 10th	Spokane Fire Department-Mike Miller
Housing	January 12th	Cindy Algeo, Spokane Low Income Housing Consortium, Dave Scott, Spokane Housing Authority
Landlord Tenant Act	February 9th	Tim Szambelan, City of Spokane Attorney
Legal/ Landlord Tenant	February 23rd	Jose Trejo– NW Justice, Tom McGarry– McGarry Law Office
Stakeholder Presentations	March 8th	Landlords, Tenants, Neighborhoods
2) Identify the programs-policies/ordinances that might solve identified issues (group has agreed to meet once a month)		
	Timeline (tentative)	
ICC, applicable codes	April 12th	
Spokane Municipal Codes	April 12th	
Permitting Processes	April 12th	
RCW-Landlord Tenant Laws	May 10th	
Substandard Building RCW 35.80	May 10th	
CPTED (Crime Prevention Through Environmental Design)	May 10th	
Crime Free Multifamily Housing-COPS Program	May 10th	
3) Explore gaps between issues and existing solutions		
	Timeline (tentative)	
Align issues with potential solutions/resources	June 14th	
Identify Gaps in solutions/resources and issues	July 12th	
Formulate recommendations based on gaps	August 9th	