

Rental Housing Research Stakeholder Group Meeting Minutes

West Central Community Center, Mason Auditorium

1603 N. Belt Street, Spokane, WA

April 12, 2016, 3:30pm-5:00pm

Stakeholder Introductions

Julie Banks, Chair

Ground Rules

Heather Trautman, Facilitator

- Reviewed ground rules and meeting agenda.

Next Meeting Date and Time

- Asked the stakeholders whether they would be available to meet for a second April meeting (in two weeks) to allow the tenant and neighborhood stakeholder groups to present their issues.
 - Stakeholders agreed to meet a second time in April for the tenant and neighborhood stakeholder presentations.
- Noted that the results of the Google poll (asking Stakeholders whether they wished to continue meeting at 3:30pm or meet at a later time in the evening) were split. Due to the last minute notification, it was determined to keep the meeting time at 3:30pm for this meeting.
- Noted that a couple stakeholders have indicated that an afternoon meeting time prohibits them from attending.
- Asked whether the stakeholders would be open to accommodate those stakeholders who are unable to attend at 3:30 by moving to a later time, and whether a different day of the week would be better for those stakeholders who are opposed to a later meeting time on Tuesdays.
 - Stakeholder agreed to move the meeting to a later time if stakeholders and their alternates found the 3:30 meeting time prohibitive.
- ***A poll will be sent to the group to determine a meeting date and time for second meeting in April.***

Connecting Issues with Potential Solutions

- Referenced timeline and noted that once all stakeholder groups have presented the issues they have identified, the next step is to identify existing programs/policies/ordinances that address those issues.
- Presented a matrix that listed sample issues along with corresponding existing programs that address those issues as well as possible limitations.

EXISTING PROGRAMS	ISSUES		
	Building Condition	Solid Waste	Crime
Building Safety Permit (fee based, no enforcement)	X		
Code Enforcement (life safety level)	X	X	
COPS Crime Free Housing Training (voluntary program)			X
Women's Hearth Rental Training Program (women only, voluntary program)		X	

Timeline

- Reviewed the timeline to complete the remaining two steps of the stakeholder process.
- Proposed meeting twice in May to identify programs/policies/ordinances that might solve identified issues (Step 2) and twice in June to explore gaps between issues and existing solutions (Step 3)
- Asked the stakeholders for their votes on whether they would like to meet twice in May and June:
 - 5 stakeholders indicated they would like to meet once in May and once in June.
 - 2 stakeholders indicated they would like to meet twice in May and twice in June.
 - 3 stakeholders indicated they are open to either option or have no preference.
- ***The group agreed to meet once in May and once in June, with the possibility of additional meetings. The group will evaluate the future meeting schedule at each meeting.***

Team Building Exercise

Gloria Ochoa, Director of Local Governmental and Multicultural Affairs, City of Spokane

- Asked each member of the stakeholder group to introduce themselves and to express their feelings on the stakeholder process.
- Led group discussion on the value of respecting opposing opinions and finding common ground on contentious issues.
- Emphasized that it may help the stakeholders to decide what form of the group's final work product will look like and work together toward that goal.

Meeting Wrap Up

- Stakeholders discussed how the group would like to complete the process.

- The neighborhood and tenant stakeholder groups will make their presentations at the second meeting in April and the group will discuss whether to have a survey.
- Samples of report formats will be sent to the stakeholders, and the stakeholder group will select a format at the May stakeholder meeting.

Audience Member Questions

Q. How are we defining small landlords? Does 35 units=small?

A. There is no authoritative standard of how to define a small landlord. The lowest level of membership in the Landlord Association of the Inland Northwest is for landlords of 1 to 4 units. The lowest level of membership in the Rental Housing Association of Washington is for landlords of 1 to 9 units. Definitions of small landlords could also include landlords of privately and individually owned units, and whose rental income is not their primary source of income.

Q. Can we get the research and supporting data for the landlord presentation? Where did the numbers for costs, rents, etc. come from? Presenters were asked to substantiate their data.

A. In response to an email asking him the above question, Alexander Scott provided the following response:

Good afternoon Daniel

Please see the attached files which shows the supporting information. I have also attached for the benefit of the stakeholders and separate spreadsheet so that they can make their own assessments and plug in their own assumptions

I will happily explain the information at the meeting.

Kind regards

Alexander

The documents referenced by Alexander have been posted on the Public Safety Committee/Rental Housing Research Stakeholder Group website (<https://my.spokanecity.org/neighborhoods/community-assembly/subcommittees/>) under "Additional Materials."

Q. May we get a copy of the recording from the last presentation?

A. Since the landlord presentation was recorded by a member of the gallery, a copy of the recording is unavailable. Alexander Scott of the Landlord Association might know who recorded the presentation.

Q. We only have 3 tenants. Has there been outreach to fill the missing slots? At least 2 of those in attendance had info dropped. Do we know that people are getting info, especially with the recent moves?

A. Concerns about tenant representation are recognized and efforts are underway to identify additional tenant stakeholders to participate in the remainder of the process.

Q. Regarding the landlord presentation: Can we get an independent analysis of the budget that was presented?

A. Please see the Alexander's explanation above, as well as the supporting documents he provided.