

**Rental Research Stakeholder Group  
Survey Responses  
7/7/2015**

The intent of the speaker series to develop and share information on potential issues surrounding long term rental housing in Spokane. **Below is the list of speakers that have been asked to attend. Are there additional speakers that should be invited to attend?**

**Responses:**

**Yes- 3 27%**

**No- 8 72%**

1. Code enforcement and Health Department
2. While not in an official capacity, possibly hearing from actual landlords and tenants about some of the issues they have personally faced could be beneficial.
3. Not off the top of my head....but I am not opposed to other ideas.
4. Spokane School District #81, Northwest Fair Housing Alliance, Cindy Algeo Spokane Low Income Housing Consortium, Spokane Homeless Coalition, organizations representing populations at risk of disparate impact due to current housing in Spokane.
5. The health district has already loaded the public safety committee and they seem to make it clear that they are the authority on everything and already have pushed for this rental housing government control to be instituted so why would we need to hear from them. There are a great many small property owners in Spokane that have no voice

The stakeholder group committed to ensuring that there was a diversity of representation during this process. **Below is the list of stakeholders, do you feel that there are voices missing from the stakeholder process?**

**Responses:**

**Yes- 2- 18%**

**No- 9- 81%**

1. All stakeholders representing tenants are individual tenants except for the Tenants Union of Washington State. All members representing landlords come from organizations and are paid staff members with the exception of the smaller scale landlord. This weakens the point of view of the tenants because four tenant stakeholders can only discuss their own personal story. The landlord associations can rely on a multitude of stories from many landlords. Since over 43% of Spokane residents rent their homes (approximately 130,000 Spokane citizens) tenants are vastly underrepresented on the stakeholder group. Community organizations and non-profit agencies serve the populations that are most at risk of experiencing the rental housing issues, resources and gaps this committee is addressing and should be included as stakeholders.
2. It would be helpful to maybe have an attorney or two on the board that support both sides (LL and Tenant). If there were the addition of an attorney, I would also look to add someone from Fair Housing and Human Rights Commission
3. Small scale landlord still only represents a few of the small property owners in Spokane. This has become an attempt of the public safety committee to carry out the spokane health district power play. Real property owners are totally underrepresented.

### **Further suggestions to improve the stakeholder process?**

1. I understand this is a difficult process and I commend the city staff members who work hard to make this work. Tenants have been traditionally left out of the policy making process because they lack resources and access to power. This process attempts to include all points of view which upsets those who are used to using their resources and access to power to maintain public policies that benefit them. I respect this process and value the opportunity to give voice to those who have been left out. It is my sincere hope that the city focus on what is best for all citizens, even those who are not traditionally included, and not allow the loud and powerful to circumvent this process. I also request that this process be transparent and inclusive and provide reports so the public will become aware of the work that is being done to address rental housing in Spokane.
2. I believe the process as it stands will work well for these discussions. Thank you!
3. It may be better to reduce the size of the group. If the group must remain as large or larger, it would be good to interview the persons prior to making them part of the group; is the person capable of effective listening, open to ideas/suggestions etc.
4. You have stakeholders on this committee that have one thing in mind to have the government control because they think all landlords are bad. One of your stakeholders has said in a public meeting that she wont talk to the landlord she will only talk to an inspector because the landlord would just kick her out.

### **Decision making model:**

**Voting- 4 (40%)**

**Consensus- 6 (60%)**