

Ground Rules for Meetings

The ground rules for the workgroup meetings are simple, and designed to help the process forward in a considerate, productive manner:

- ▶ 1. Treat each other, the organizations represented on the stakeholder members, and the workgroup itself with respect and consideration at all times – put any personal differences aside.
- ▶ 2. Work as team players and share all relevant information. Express fundamental interests rather than fixed positions. Be honest, and tactful. Avoid surprises. Encourage candid, frank discussions.
- ▶ 3. Ask if you do not understand.
- ▶ 4. Openly express any disagreement or concern you have with all workgroup members.
- ▶ 5. Offer mutually beneficial solutions. Actively strive to see the other's point of view.
- ▶ 6. Share information discussed in the meetings with only the organizations/constituents that you may represent, and relay to the stakeholder group the opinions of these constituents as appropriate.



Ground Rules for Meetings (cont'd)

- ▶ 7. Speak one at a time in meetings, as recognized by the facilitator.
- ▶ 8. Acknowledge that everyone will participate, and no one will dominate.
- ▶ 9. Agree that it is okay to disagree and disagree without being disagreeable.
- ▶ 10. Support and actively engage in the workgroup decision process.
- ▶ 11. Do your homework! Read and review materials provided; be familiar with discussion topics.
- ▶ 12. Stick to the topics on the meeting agenda; be concise and not repetitive.
- ▶ 13. Make every attempt to attend all meetings. In the event that a primary workgroup member is unable to attend, that member is responsible for notifying Office of Neighborhood Services about alternative arrangements.



Survey Resources

Rental Housing Research Stakeholder Group

Survey Resources

▶ Informal Survey Tools:

▶ Google Forms

- ▶ Free
- ▶ Unlimited questions and responses
- ▶ Numerous question types (i.e.. Multiple Choice, Likert Scale, Yes/No, Open-Ended)
- ▶ View response summaries and individual responses in real time

▶ Survey Monkey

- ▶ Similar features as Google Forms
- ▶ Limited to 10 free questions and 100 free responses
- ▶ Paid features include text analysis of open-ended responses, statistical significance, randomization, and unlimited questions/responses
- ▶ Audience feature that provides access to audience survey respondents



Survey Resources

- ▶ **City of Spokane subscription to survey tool**
 - ▶ Usefulness would depend on type of survey and questions
 - ▶ Results not statistically significant
 - ▶ Free
- ▶ **Local Professional Research Firms**
 - ▶ Statistically significant research including: online/phone polling, and focus groups
 - ▶ Cost prohibitive: \$5-10k





Intro to Spokane Neighborhood Long Term Rental Stakeholder group

Increasing the availability of healthy, safe and sustainable long-term rental housing improves the livability and economic viability of the overall community.



Slide 7

u5

economic viability

user, 3/21/2016

Characteristics of a Great Neighborhood include:

- ▶ Has a variety of functional attributes that contribute to a resident's day-to-day living (i.e. residential, commercial, or mixed-uses)
- ▶ Accommodates multi-modal transportation (i.e. pedestrians, bicyclists, drivers)
- ▶ Has design and architectural features that are visually interesting
- ▶ Encourages human contact and social activities
- ▶ Promotes community involvement and maintains a secure environment
- ▶ Promotes sustainability and responds to climatic demands
- ▶ Has a memorable character

American Planning Association

Neighborhoods Represented

- ▶ East Central - Ron Myers
- ▶ West Central - Sarah Tosch
- ▶ Emerson-Garfield - Jonathan Martinez
- ▶ Chief Garry Park - Cathy Gunderson
- ▶ Hillyard - Tracy Swank
- ▶ Rockwood - Julie Banks

Top issues regarding rental housing in Spokane neighborhoods

1. Negative impacts of poorly maintained rental properties
2. Absentee landlords
3. Transiency within neighborhoods
4. Lack of legal protection/recourse for neighbors

1. Negative impacts of the poorly maintained rental properties

1. Health
2. Safety
3. Property value
4. Quality of life



1. Negative impacts of the poorly maintained rental properties

1. Health (CDC)

- ▶ Mold:

Triggers allergic responses

Triggers immune responses (asthma, congestion, eye irritation, coughing, runny nose, infections, etc.)

- ▶ Cockroach infestations:

Triggers asthma and other respiratory conditions

- ▶ Rats and mice:

Bites transfer parasites and disease

Feces transfer hantavirus

- ▶ Mosquitoes: spread a variety of diseases

- ▶ Lead: Respiratory diseases, brain damage and developmental disabilities - children are **HIGHLY** susceptible

1. Negative impacts of the poorly maintained rental properties

2. Safety

- ▶ Injuries due to structural damage
- ▶ Plumbing
- ▶ Electrical burns, shocks, fires
- ▶ Lack of egress for emergency escapes and access
- ▶ Mounting piles of yard debris

1. Negative impacts of the poorly maintained rental properties

3. Property value

- ▶ Neighborhoods that are littered (with solid waste) will soon start to experience other problems, such as graffiti, unkempt rights-of-way and a general decline of the physical appearance in the area. Property values in littered neighborhoods can be lowered by as much as 15 percent. **Source: Gwinnett Clean & Beautiful**
- ▶ Neighbors with “annoying pets, unkempt yards, unpleasant odors, loud music, dangerous trees and limbs, or poorly maintained exteriors, can lower home values by more than 5 to 10 percent” according to the **Appraisal Institute**.
- ▶ 61% of code complaints for solid waste over the last two years were from renter occupied houses. **Source: Spokane Office of Neighborhood Services**
- ▶ 68% of zoning violation complaints (outdoor storage, yard sales, recreational camping, home business regulations, signs, residential fencing, setback area, accessory structures) over the last two years were from renter occupied houses. **Source: Spokane Office of Neighborhood Services**

1. Negative impacts of the poorly maintained rental properties

4. Quality of life

- ▶ Unsafe for children to play outside
- ▶ Inability to enjoy one's yard
- ▶ Lack of sense of security in one's home
- ▶ Loss of sense of community:

Social ties among neighborhood residents, often referred to as “bonding social capital,” contributes to the likelihood that individuals will move beyond their diverse self-interests toward mutually beneficial collective actions.

When a group of neighbors informally keep an eye on one another's homes, that's social capital in action. **Harvard Kennedy School**

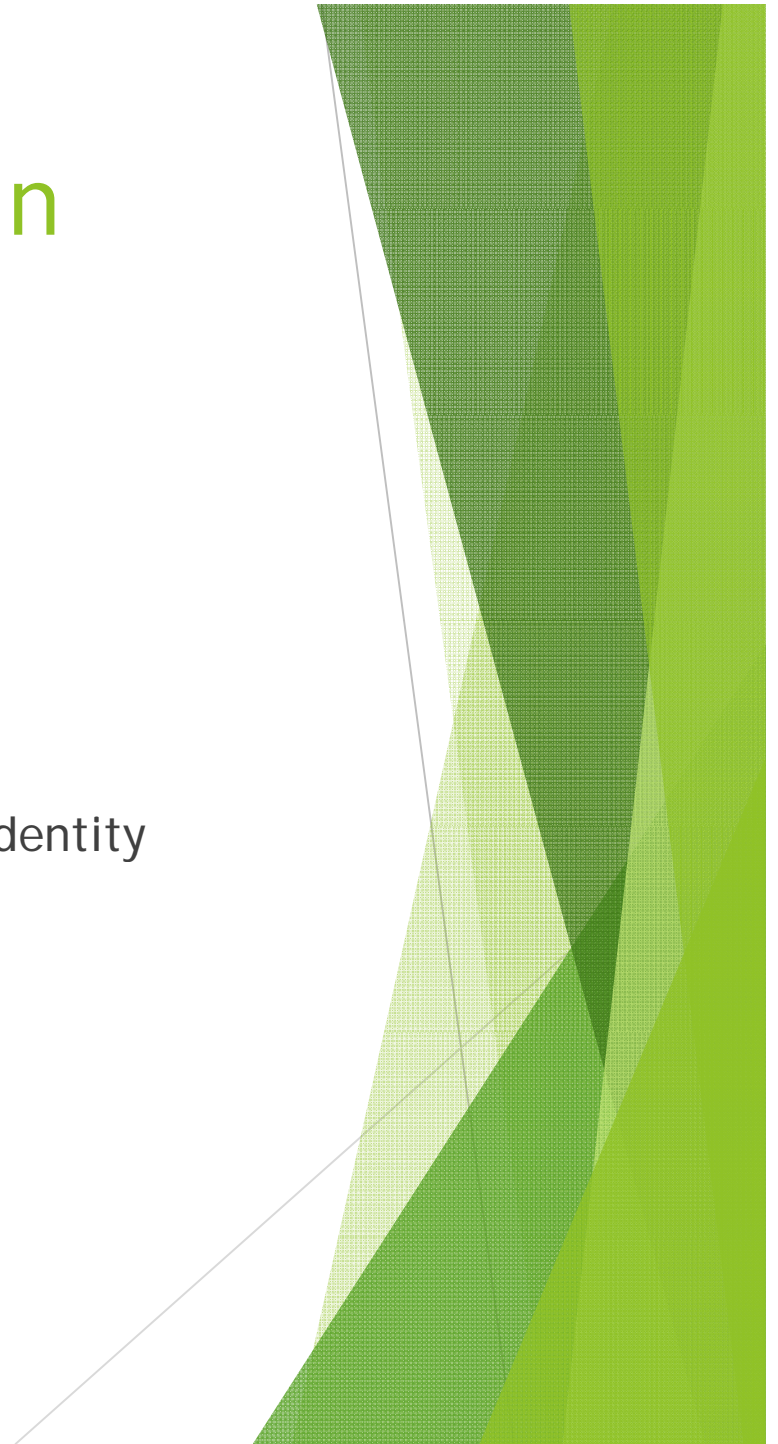
2. Absentee landlords

- ▶ Inability to contact responsible parties
- ▶ No oversight
- ▶ Delayed response to property issues
- ▶ Neighborhood erosion due to lack of accountability
- ▶ Owner = manager?

Of the 820 sites identified as apartments in the Spokane Fire Department's permit system, about 42% of the owners do not live in the city. **Source: Fire Marshal Mike Miller, Spokane Fire Department**

3. Transiency within neighborhoods

- ▶ Lots of moving
- ▶ Hard to get to know neighbors
- ▶ Loss of mutual trust between neighbors
- ▶ Lack of stability for children
- ▶ Loss of sense of neighborhood security and identity



3. Transiency within neighborhoods

- ▶ Frequent and unwanted moves lead children to experience disruptions in home life or educational instruction. (Astone and McLanahan. 1994. Family Structure, Residential Mobility, and School Dropout: A Research Note.)
- ▶ The authors also speculated that residential mobility leads to a loss of social capital in children.
- ▶ Frequent (sic) residential mobility negatively affects education outcomes for low-income children and creates unstable school environments that adversely influence not only highly mobile children but their teachers and stable classmates as well. (Crowley, 2003. The Affordable Housing Crisis: Residential Mobility of Poor Families and School Mobility of Poor Children.)

4. Lack of legal protection/recourses for neighbors

- ▶ Only recourse available is filing a complaint with Code Enforcement
- ▶ Only addresses external issues
- ▶ Difficulty in identifying accountable party
- ▶ Fear of retaliation from filing complaint

Conclusion:

- ▶ The #1 gap in mitigating the top issues regarding rental housing for neighborhoods is ACCOUNTABILITY.
- ▶ It is unclear who to hold responsible for poorly maintained rental properties.
- ▶ Without a local contact for absentee landlords there is no ability to resolve issues with rental properties.
- ▶ Frequent movers in and out of neighborhoods diminishes social capital for all generations.
- ▶ Neighbors have no resources, beyond Code Enforcement, to remedy negative impacts.
- ▶ Neighbors need a process for mediation with tenants and/or landlords to mitigate negative impacts.



Project plans swell at Catholic Charities of Spokane

Goals include apartments for all Spokane homeless

Mike McLean

April 21st, 2016



—Nystrom+Olson Architects

Catholic Charities has received approval for \$8.6 million in tax credits to fund its planned 52-unit Pope Francis Haven apartments in Spokane Valley, one of several projects the nonprofit plans to develop.



Catholic Charities of Spokane and its housing partners plan to break ground this year on multiple developments with a construction value approaching \$60 million that would provide nearly 500 low-income apartment units in the Spokane area.

Preliminary plans include a \$40 million, 382-unit affordable housing complex at the Sisters of the Holy Names convent property in northwest Spokane; an \$8.5 million, 52-unit apartment project targeting homeless families in Spokane Valley; and the previously reported \$10.3 million, 51-unit Father Bach III apartment building downtown.

Additionally, the nonprofit wants to build three other apartment projects in the Father Bach Haven series in the next few years.

The plans are part of Catholic Charities' ambitious goal to provide housing for the working poor and eliminate homelessness in the Spokane area, says Rob McCann, executive director of Catholic Charities Spokane.

McCann says Catholic Charities plans to acquire 33 acres of the Sisters of the Holy Names convent property in August, where the nonprofit and a development partner, Spokane-based Inland Group, plan three new permanent housing projects and a transitional housing renovation project.

The site is located on a peninsula formed by the Spokane River east of the Spokane Falls Community College campus.

One project there would be Copper River Apartments, which would include 240 units of affordable family housing that would be constructed, owned, and managed by affiliates of Inland Group.

"It will be workforce housing for low-income wage earners," McCann says. "It will house people who are doing all the right things but can't afford rent, especially on minimum wages."

In other components of Copper River at Holy Names, as the entire proposed development is being called, Inland Group also would construct two projects to be owned and operated by Catholic Charities.

One would be a 75-unit affordable housing project for even lower income, potentially chronically homeless families, McCann says.

"It's basically housing for the working poor and very poor," he says.

The other would be a 75-unit low-income senior housing project. "Seniors living on the same site will give it an intergenerational feel," McCann says.

Catholic Charities plans to use the 49-year-old, 30,000-square-foot convent building for transitional housing for its Rising Strong program, he says.

"It will be a place where parents at risk of losing their children to Child Protective Services will receive comprehensive services from staff in a residential setting," he says.

When those families become more stable, they will be moved to permanent housing, McCann says.

The Copper River at Holy Names preliminary development plans are under environmental review by the city of Spokane and regulatory agencies.

The environmental application submitted by Whipple Consulting Engineers Inc., of Spokane Valley, says construction could begin this summer, with occupancy potentially starting in late 2017.

Elliot Drive, an interior road that connects to Fort George Wright Drive, would be extended to serve the housing projects. Fort George Wright Drive links to Government Way to the west and Northwest Boulevard to the east.

The applicant estimates 670 people would live in the development, generating 2,300 average daily vehicle trips, including 170 trips per hour during peak morning hours and 210 trips per hour during peak evening hours.

The development would include a total of about 650 parking stalls.

The environmental application says the project wouldn't include shoreline development.

Spokane County has designated about 31 acres of the 65-acre Sisters of the Holy Names property as high priority for adding to its Conservation Futures program, which acquires and protects open and environmentally sensitive space and resources for the benefit of the public and wildlife.

Homeless housing

McCann says Catholic Charities plans to begin construction this summer on Pope Francis Haven, a 52-unit apartment project that will target extremely low-income families in Spokane Valley.

The project will be located at the northeast corner of Sprague Avenue and Conklin Road, within the Central Valley School District.

“Pope Francis Haven will serve homeless families,” McCann says, adding that the Central Valley School District has one of the highest rates of homeless students in the state.

The Washington State Housing Finance Commission recently approved \$8.6 million in tax credits to construct the Pope Francis Haven project.

The commission also recently approved \$10.3 million in tax credits for Catholic Charities’ Father Bach Haven III project to be constructed at the former farmer’s market site at 24 W. Second.

As reported recently in the Journal, construction also is expected to begin on that 51-unit project this summer.

McCann says contractors and architects haven’t been selected yet for the Pope Francis Haven and Father Bach Haven III projects, although Nystrom+Olson Architecture, of Spokane, has handled some preliminary design work on both of them.

Catholic Charities developed its first Father Bach Haven housing model three years ago with a four-story, 51-unit apartment building at 108 S. State.

Father Bach Haven II, which has been renamed Buder Haven, is scheduled to open in coming weeks at 201 E. Second, McCann says. Buder Haven is adjacent to The Marilee, which is a similar project that Volunteers of America Eastern Washington is developing. Inland Washington LLC, of Spokane, is the contractor on the Buder Haven and Marilee projects, and Nystrom+Olson Architecture designed them.

The intent of the Father Bach Haven concept is to provide housing for the chronically homeless. “Housing is the first and most important thing a homeless person needs,” McCann says.

Looking ahead, Father Bach IV is on the drawing boards and would be constructed adjacent to Father Bach Haven III, McCann says.

McCann says Catholic Charities also hopes to develop Father Bach V and VI within the next few years.

“We know there are about 350 chronically homeless people in the Spokane area,” he says. “By 2020, we hope to have built an apartment for just about every one of them.”

Federal income tax credits provide private developers with incentives to build or rehabilitate affordable multifamily housing, McCann says.

“We have access to brick-and-mortar funding,” he says.

Continuing operations at the housing complexes, however, rely on subsidies from other sources.

Catholic Charities receives some housing funds from the Spokane Housing Authority, the city of Spokane, and Spokane County in the form of vouchers and subsidies.

“It allows residents to live in the Father Bach Haven model basically rent free,” McCann says. “We never ask for more than 30 percent of income for rent. If their income is zero, 30 percent of that is zero.”

He says the nonprofit also can generate some rental revenue by helping tenants obtain benefits that homeless people often don’t realize they’re eligible for.

Catholic Charities manages more than 1,000 units of low income housing throughout Eastern Washington.



- **Mike McLean**

-  [e-mail](#)

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Reporter Mike McLean covers real estate and construction at the Journal of Business. A multipurpose fisherman and vintage record album aficionado, Mike has worked for the Journal since 2006.

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SUNDAY, APRIL 24, 2016, 4 A.M.

The number of older homeless people is growing, spurred by low-wage jobs and lack of affordable housing.

1 / 3



Ilze Zarins-Ilgam, left, a homeless outreach coordinator from the Community Health Association of Spokane, embraces Daun Marsh, 70, who is without a home and was recently diagnosed with multiple sclerosis, on Wednesday, March 23, 2016, outside Shalom Ministries in Spokane. (The Spokesman-Review)



By Tyler Tjomsland

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Ilze Zarins-Ilgen and Johnny Beans spend much of their time searching for people they know only by nickname.

One early-morning outing found the two homeless outreach coordinators from the Community Health Association of Spokane looking for a man called Tennessee.

As Zarins-Ilgen pulled up to Coeur d'Alene Park, she wondered whether a figure under a heap of beige blankets snuggled up to the cinder block wall of the public restroom was him.


"This is one of his haunts, so it could be," she said, gathering an offering of peanut butter crackers from her car. With a nod to the park at the heart of Browne's Addition, a historic Spokane neighborhood that once was home to the city's elite, she quipped, "He's a 1 percenter."

Tennessee is a 1 percenter because he's a survivor, Zarins-Ilgen said. Approaching his mid-50s with rapidly compounding health problems, he represents a growing population of older homeless adults in America.

No money, no family, nowhere to go

The median age for homeless people is approaching 50, and experts expect that trend to accelerate with the aging of the baby boomers. The U.S. Department of Housing and Urban Development predicted in 2010 that the number of homeless seniors will double between 2010 and 2050, leaving an estimated 95,000 senior citizens without shelter.

How those numbers trickle down to Spokane is hard to quantify because most homeless counts don't sort results by age that specifically. But several local care providers said they've noted an increase in older homeless people.

 It's alarming how many women I'm seeing who are over 50 in need of housing," said Johnny Beans' mother, Stephy Nobles-Beans, who runs Fields of Diamonds House of Blessings, a Christian transitional home for women. "There's not much out there for you, if you are over a certain age and don't have a child or a job."

Nobles-Beans, affectionately called “Mama Beans” by her residents, said earlier this year she was getting anywhere from three to six calls a week from women in need of housing – either escaping a traumatic situation, such as substance abuse or domestic violence, or simply falling on hard times.

She said many of the women at her facility are newly homeless.

“I’ve got a woman who is living with me right now who is 63 and lost her home because the family member she was living with got into drugs,” she said earlier this year. “What do you do when you’re 63, have no money, nobody and nowhere to go?”

“I grit my teeth and give the ones I can’t take a list of housing options and shelters and I wish them luck,” Nobles-Beans added. “You want to save them all, but I’m doing this out of my own home and can only take a few at a time. I pray for them all.”

Lack of affordable housing hurts older working poor

Back in Coeur d’Alene Park, the man sleeping next to the restroom wasn’t Tennessee, but he gratefully accepted the peanut butter crackers offered by Zarins-Ilgen and Beans.

The CHAS team was looking for Tennessee because doctors said last summer that years of homelessness were taking a toll on his health. They wanted to talk to him about options for hospice.

They decided to continue their search at Shalom Ministries, a United Methodist church program that holds a free community breakfast Monday through Thursday. Tennessee didn’t attend the breakfast, but a man named Chris “Fingers” Hasseth, 65, introduced himself.

“I’m on a waiting list to get into a house,” Hasseth said. “My social worker is working on it, but I haven’t heard from her in a while.”

He got his nickname from a birth defect that left his hands with smaller-than-average fingers. He worked with motors most of his life, driving cement trucks at times and rebuilding engines at others. These days he sleeps in his 1980s Ford Escort when he can’t crash on a friend’s couch.

“I’ve been on the list for a home for so long, I’m getting numb to it,” he said.

Hasseth’s situation illustrates something Zarins-Ilgen said she’s seeing more of: Many of those appearing on the street late in life are people who worked low-paying or unspecialized jobs for most of their lives. Such jobs often don’t come with retirement benefits that can supplement Social Security in old age.

It’s a new wrinkle on the problem of homelessness, which also has deep roots in mental

illness and addiction.

Lynn Kimball, executive director of Aging & Long Term Care of Eastern Washington, said many older men and women are affected by increased housing costs.

“Our organization tries to keep people in housing, but getting them into housing in the first place can be troublesome because there is a major void in affordable options,” Kimball said. “Sometimes keeping people there can be even harder.”

Tedd Kelleher, managing director of the housing assistance unit with the Washington Department of Commerce, told state legislators during the recent session that about a third of Spokane County households are defined as “cost burdened,” meaning they devote more than 30 percent of their income toward maintaining housing.

Federal investments in affordable housing are not keeping pace with inflation or population growth statewide, Kelleher told legislators.

Life on the street accelerates aging

William Bomberger, a CHAS physician assistant, joined Zarins-Ilgen and Beans midmorning as they continued to hunt for Tennessee.

The trio jogged across busy East Fourth Avenue to meet a giant man named Pony under the Interstate 90 overpass. Dressed head-to-toe in camouflage, he gently shook Bomberger’s and Beans’ hands, and Zarins-Ilgen embraced him, asking if he had seen Tennessee.

“We were drinking last time, maybe a couple days ago,” Pony said.

“Well, tell him he can’t hide from me forever,” Zarins-Ilgen said.

The team decided to make one last pass through Browne’s Addition before ending their search.

The car became quiet, the trio clearly frustrated.

As homeless adults age, they face health problems that typically are seen in people decades older.

“We see a sharp decline in quality of life as soon as older people lose their home, which can compound into other factors,” Bomberger said. “Even if you aren’t mentally ill, homelessness will take years off your life.”

Issues that affect a younger homeless population, like mental illness, addiction, infections and physical injuries, don’t always appear in older people.

“with this age demographic we’re seeing things like chronic obstructive pulmonary disease, advanced organ failure and heart failure,” Bomberger said.

As the CHAS car rolled back to the clinic, Zarins-Ilgen scanned the streets, hoping for a last-minute sighting of Tennessee.

“Well, if you see him, let me know,” Bomberger said. “I want to help, if he’ll let me.”

Spokesman-Review photojournalist Tyler Tjomsland wrote this article with support from the Journalists in Aging Fellows Program of the Gerontological Society of America and New America Media, sponsored by The SCAN Foundation.

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Tags: CHAS, homeless, senior citizens, social service

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