

The Stakeholder Group was formed after Community Assembly voted against pursuing a rental inspection program. Community Assembly tasked us to continue learning about the condition of long-term rental housing and share our findings. Here is a flow chart of how I envision presenting our Stakeholder Group's recommendations:

Long-Term Rental Stakeholder Group



Public Safety Committee



Community Assembly



Mayor's Housing Quality Task Force

The next Community Assembly meeting is August 5th. As Chair of the Public Safety Committee I will propose that Community Assembly present the findings of the Stakeholder Group to the Mayor's Housing Quality Task Force for consideration along with the recommendations of the Housing Quality Task Force's subcommittees. The concluding meeting for the Mayor's Housing Quality Task Force is TBD, sometime in August.

**Mayor's Housing Quality Task Force
Community Meeting**

Date: June 28, 2016

Time: 5:30PM-7PM

Location: Spokane Public Library, downtown

What is Housing Quality?

- Safe, secure, free of pests, weatherized to keep utility costs low, accessible, working plumbing, working heat.
- Accessible for people with disabilities and able bodies
- Appropriate areas, residential areas not in commercial/industrial areas
- Within reasonable reach of medical
- Weatherizes, functional, insulated windows/walls
- Meeting health and safety standards (national standards)
- Meeting the family's needs, offering good quality of life and quality of neighborhoods.
- Updated electrical
- Speaking to quality of neighborhoods, speaking to the character of the neighborhood (home and yard)
- Access to transit and safe places to walk and bike, proximity to parks, community gardens
- A minimum standard that applies to all housing
- Housing quality leading to home ownership
- Size of the home accommodates the people living there.
- Giving people choice in the expectation of the home. (rental/ownership)
- Safety; floors, doors, windows...etc. work as they are intended to. Structural things work as they are designed
- Safe, affordable, clean neighborhoods with access to amenities
- Indoor air quality, free of mold, asbestos and lead paint.
- Freedom from harassment and discrimination
- Yearly inspection of privately held non subsidized housing and rentals paid by landlord.
- Enforcement of standards
- Legislation of renters rights of quality housing
 - Mechanism to enforce the standards
 - Landlords may lose their bonding landlords by not complying
- Rental housing security for tenants – no evictions without cause
- Longer range views; even small patio garden spaces (roof gardens) provide an incredible mental health benefit to those who already have minimal access to options or self-care practices.

- Return on investment. No return – people will move cash elsewhere.

What is Housing Affordability?

- 30% of their income and includes all housing costs, access to transportation and groceries stores.
- Maintenance – major repairs are taken care of (owner occupied)
- Affordability should mean renting and/or buying
- Costs for maintenance and capital replacement, future costs
- Utility costs (rental/owner)
- Identifying what is a comfortable cost for rent vs. what is the standard
- Funds available to help with maintenance and foreclosure prevention
- Having a landlord that does not accept section 8 vouchers
- Credit for making repairs to the rental
- Residual Income approach – takes into account location/neighborhood specific costs
- Disposable income to invest in the community
 - Boost the local economy
- Universal rental application and screening process (recommendation)
 - Myscreeningreport.com
- Affordable housing that allows for people to save
- *Encourage low to med income to encourage mixed use and low cost housing and incentivize tax increment financing*
- Family has enough money to have a good quality of life
- *Enable Just Cause eviction*
- No non refundable security deposit
- Can afford a down payment
- Make move-in costs more affordable or place a cap on move in costs
- More options for middle income people in terms of down payments
 - Define middle income
- Have a housing stock (at various ages) that meets the needs and abilities of all people.
- When people are hospitalized for lengthy times, complications happen, payments get late, notices on the door go unread, people come home having been evicted, their belongings locked in storage (that often are accessed by many, thus theft occurs). The hospital boots you, still ill, no bed, no belongings, and no home. Loss of housing options/qualifications, loss of belongings.

What are the barriers to quality and/or affordable housing?

- Getting owners to do maintenance

- Ongoing credit counseling
- Property owners are not available and/or responsible to their properties
- Lack of ordinance that compel affordability and quality housing
- Low wages
- Unreasonable landlord assoc. – not responsible to the needs of tenants
- Lack of enforcement of current codes and ordinances
- High costs of lawyers
- Imbalance of power between landlord and tenants.
- Less incentives of tax credit/structure for local companies to improve housing
- Job skills to increase your income
- Costs of safety inspections
- Homes that are affordable in terms of costs do not pass inspection
- Cost of deposits (pets, first/last income)
- Political barrier – lack of awareness of availability of affordable housing
 - Lack of orgs. To educate people on housing affordability
 - Lack of organizational capacity for people who need legislation on their behalf and representation
- Criminal history (felonies, sex offenders)
- Not have a rental history
- Ethnicity/discrimination
- Lack of personal vehicle resulting in lack of finding home or meet other criteria
- Rising cost for people who are on a fixed income
- Lack of funding available for rehabilitation to bring quality up
- Barriers to the zoning code to offer a variety of housing within a neighborhood (NIBY-ism)
- Education on how to maintain your home, education about home ownership
- Limited ability to save money limits the ability to purchase a home
- Limited ability to obtain better paying jobs (poverty)
- Lack of knowledge of the existing laws dealing with rentals
- Lack of enforcement and communication between departments
- Lack of marketing and/or education for landlords about incentives
- Reduction in federal rehab money
- Having a disability
- Historically low vacancy rates
- Low housing stock
- Reputation of neighborhoods resulting in people not choosing to live there
- Agencies in the city are stretched too thin
- Credit history

- Median housing cost is too high
- No profits for rehabilitating housing
- Holding landlords accountable to following HUD guidelines
- Gentrification to neighborhoods
- People moving in from other locations driving up costs
- People who have evictions

What are the solutions too quality and/or affordable housing?

- Support something on the ballot (levy) to raise funds for housing
- Making it mandatory to get counseling in order to get a mortgage.
 - Includes mortgage notes
- Change code enforcement from being complaints driven to proactive
- Require a response from an agencies overseeing low income housing to respond in a reasonable amount of time
- Require low income housing assistance for relocation
- Address discrimination
- Connect people to job skill training
 - Increase skills to increase income
- City wide affordable housing plan
 - Set benchmarks
- Comprehensive reform for the regressive state budget
 - Fully fund the State trust fund
- Program that enables a family to improve home quality without charging rent
- Eliminate no cause of eviction and termination of rentals
- Partnership w/ City and Spokane housing auth that directs funding at rehab of city owned properties and the building of new housing from low to moderate income with market rate units in affluent neighborhoods.
- Require landlords to remove the background ban the box
- Better fund Neighborhood Matters, keep programs in the community for longer periods of time
- Increase in public school education RE: trades
- Rental inspections and registration
- Enforcement against landlords that do not do repairs
- Encourage more housing options, change zoning
- Ordinance on blight
- Enable local businesses to create more/diverse local economy
- Balance between protecting tenants and landlords

- Review current laws, ID what exists currently and education people
- Enact requirements that include inclusionary zoning
- Rent control of areas that are reasonable with cost of living
- Land Banks – focused areas where money is already being focused
- File fins and liens to recoup costs to the city that may be incurred by the property owner
- Bad tenant list
- Bad landlord list
- Centralize a location for people call in complaints for rentals
- Low or no-cost mediation services for landlord/tenant disputes
- Property income must cover cost including structural replacement

Other Comments:

- Problem resolution. Must be holistic. Includes many parties – landlords, tenants, and city departments.
- Fully understand implications of new laws or ordinances before implementation
- Existing laws and ordinances already in place to protect tenant rights
 - Discrimination
 - Just cause eviction

Mayor's Housing Quality Task Force Meeting Notes

Housing Affordability Sub-Committee

Date: July 13, 2016

Time: 10:30AM-12PM

Location: City Hall, Conference Room 5A

Community Meeting Review:

Identifying recommendations from the Community Meeting that are of importance to the task force.

1. Program that enables a family to improve home quality without charging rent, a type of sweat equity program that would substitute for rent.
2. Finding a way to implement a universal screening/rental application. Provide a consistent location for rental applications and screenings that would be accessible to landlords.
3. Connecting people with job skills.
4. **Better enforcement, better educational, better outreach to landlords re: rentals**
 - Review current laws and educate people on what laws currently exist.
 - Researching rent control should be reviewed under current laws.
 - Education of landlords and tenants.
5. Encourage more housing options, change zoning
 - Look at the zoning/development code to identify other ways that can be developed.
6. **Centralize a location for people to call and complain on rentals.** Partner with Spokane Housing Authority to improve information and outreach.
 - Housing hotline
 - Educational program to help people find sources; City to set up website page that would include housing resource information. The resource page should be user friendly and may include video snap shots of the program available.
7. Housing Affordability sub-committee recommended including all of the Community Meeting notes in the final report.

Recommendations:

1. **Creating a registry of affordable housing/units available in Spokane.**
 8. If you are utilizing incentives for development of affordable units/housing then you should be required to list your property on a centralized webpage that the city could maintain and/or listing on the HousingSearchNW.org which is an affordable rental housing search website.
 9. Creating an application and/or a location on the cities website that identifies where affordable housing units are located. i.e. Zillow. Would include identifying units that accept housing vouchers, are below market value for affordability...etc.
 10. Educating the public on how to find and use the website

2. Identify incentivize landlords to bring the housing up to a standard of housing quality.

Address the barriers to enforcement of existing laws.

11. Make the program voluntary for landlords and once achieved the landlord would be certified as achieving the housing standard.
12. There should be more research done on rental programs i.e rental inspection and/or rental business licensing programs that would best fit the Spokane community.
13. Identify ways to make it affordable for landlords to bring their rentals up to a housing quality standard.

3. City to identify city owned property and liquidate the property that is not in use. The property would be transferred with condition to develop affordable housing.

- Inventory the current amenities on the property and include information such as location that would factor into whether it makes it more affordable. Require an affordable housing component to developing the property.
- The city would market the property for sale; provide options to the developer for affordable housing development. The options to choose from may include incentives focused and/or pay a fee that would be made available for developing affordable housing across the City.
- The City could investigate options to providing a program where the property could be transferred to new ownership rather than selling the property, this would still include development of affordable housing.

4. All residential development would require a developer to;

1. Include the development of a number/percentage of affordable housing at the site or
2. The developer would be required to pay a fee that would fund other affordable housing development in Spokane via a local Housing Trust Fund.

5. Identify funding for the Incentives 2.0 Permit Fee/Impact Fee Waiver Program, this should include and identify all/any additional fee waivers that may be included.

- Incentives 2.0 program provides reimbursement of permit/impact fees after development.

6. The City should identify funding sources to establish the Housing Trust Fund for affordable housing development.

- Suggestions include funneling funding from development fees, or incentives like the Multi-Family Tax Exemption and other incentives available.

7. The City should re-evaluate the Multi-Family Tax Exemption Incentive for all aspects of the incentive.

- Revisit how the MFTE works and see if it works in today's market. Through this process identify what needs to be removed from the incentive, what needs to be added, identify barriers as to why developers are not using this incentive and identifying challenges to achieving the incentive.
- Make the MFTE less restrictive.
- Re-evaluate the renewal process.

8. The City develops an Affordable Housing Impact Statement that includes goals, benchmarks, and incentives to developing affordable housing. Impact Statement would address the need of affordable housing based on AMI across the city.

- Includes;
 - a. Review of the Housing/Housing Affordability chapter of the Comprehensive Plan to create alignment between the two documents.
 - b. Identification of what incentives are not being utilized and why they were not used.
- Impact Statement would include a closer look at 30, 50, 60 (this is the limit for tax credit units) and 80 percent AMI.
- Identify incentives that would focus on specific AMI affordable housing development and identify targeted areas.
- Include this recommendation in the Affordable Housing Inventory recommendation (#1).

9. Create a plan that provides relocation assistance for very low income residents.

10. Establish and enact a Just Cause Eviction Ordinance.

11. Re-evaluating/amending the existing Discrimination Ordinance.

- Add nondiscrimination against Section 8 Voucher holders and/or other subsidized ways to pay for run and nondiscrimination against tenants with a criminal history.

12. City to create an inventory or registry of available lands for infill with incentives in place for development.

- Incentives would include developing affordable housing/unit.

Mayor's Housing Quality Task Force Meeting Notes

Housing Quality Sub-Committee


Date: July 12, 2016

Time: 3:30PM-5PM

Location: City Hall, Council Briefing Center

- Priority matrix will be sent forward to the mayor with recommendations but the group may consider that certain recommendations may not be feasible.
- The group may still decide to put forth a recommendation that it does not consider feasible.
- **Questions for group:**
 1. 1. Are there recommendations from the community that should be incorporated into the priority recommendations?
 2. 2. How does the group incorporate recommendations from the community?
- Breakout sessions, reviewing community feedback and identifying recommendations
- **Recommendations from community feedback:**
 1. **Include the Community meeting notes as citizen input. Address items that were suggested by the group to be included in the recommendations.**
 2. Low or no cost mediation services for landlord/tenant disputes and credit counseling
 3. Expand access to responsible renters programs
 4. Pre-purchase education about costs of repair/maintenance to first time home buyers
 5. Adopt a plan with benchmarks for Affordable housing. The City of Hayden is an example, city incentivized development of affordable housing such as density bonuses.
 - Specify city's housing needs in development/rehab of affordable housing (ie. Seattle developers only building studios instead of providing affordable housing for families)
 6. **The City address and eliminate no cause evictions**
 7. Definition of housing quality to include FHA requirements
 8. Raising money for developing quality housing; raising public funds for housing
 9. **Lists of landlords/tenants who have successfully completed rental and/or homeownership training programs**
 10. Change the term affordable/low income housing to mixed use housing
 11. **More clearly define what healthy housing is**
 - Enforcing standards is going to require a definition of housing quality/affordability. This is a need at the City level.
 - **Need specific definitions**
 12. Need to revisit equity issues and recommendations. Access to transit, housing, services...etc. needs to be considered in the equity of housing quality.
 - Community identified equity issues as barriers to affordable and quality housing

13. Develop list of resources to inform the public of programs that are already available, especially those that address equity and access to housing
 14. Provide equitable access to the built environment
 15. Expand the definition of affordable housing beyond HUD definition
 - Group decided on general definition but recommended a more specific recommendation in the implementation phase
 16. Identify what programs/funding/target areas already exist with finance partners and aligning those strategies with existing inventory.
 - **Recommendation:** Tools for and finding our partners in order to leverage change. Align the programs in the target areas and funding available for those areas. Identifying what already exists in target areas with finance programs and/or partners.
- **Recommendations from group:**
 1. **Acquisition rehab program for bank-owned REO properties with the city as a facilitator and to include an educational program.** City acquires Real Estate Owned properties from lenders at low price and sells to buyers using a 203k loan to rehabilitate property. City could remove liens.
 - Include an education component for potential homeowners and developers
 2. **City to work with non-profits to apply for appropriate programs/grants that would apply to neighborhood revitalization to assist with home ownership or rentals. Funding would include revitalization/rehabilitation of foreclosed and substandard properties (ie. NeighborWorks or NeighborhoodLift).**
 3. **Create a community land bank with the power to acquire, hold, and dispose of property including vacant and distressed properties, and dispose of the property for community benefit. (Power to acquire foreclosures, chronic nuisance properties, substandard properties, demolish properties, accumulate properties to create bigger lots..etc)**
 - Genessee community land bank a great model.
 4. **Create an aggressive program to identify properties suitable for commercial/mixed use development in neighborhoods throughout the city and encourage zoning modifications for successful development. Requires modification to Comprehensive Plan to identify in advance whether existing infrastructure can support the development.**
 - Provides access to jobs, services, amenities to provide quality housing within neighborhoods.
 - Neighborhoods need to be engaged about what they would like to see in developments.
 - Neighborhoods and citizens should be involved throughout the process.
 5. **Public/private partnerships to target areas for home rehab, infill, etc. Address neighborhoods in distress by providing incentives for focused private investment. Incentivize private companies, agencies, and nonprofits to invest in the targeted areas.**

- Use the city's economic development model.
 - Implement Target Investment Pilot (TIP) strategy in the housing arena. Identify the target areas where financial partners are already focusing (find areas where there is overlap between city and private financial partners)
 - Focus on hardest hit areas that may be overlooked
- 6. City should establish and define a minimum housing quality standard**
- Standard should apply to owner and rental occupied housing
 - Use FHA standard as a baseline benchmark
- 7. Establish a city-wide rental registry and inspection program that would enforce and incentivize the minimum housing quality standard to promote health and safety** 
- 8. Partner with local real estate organizations to identify vacant, abandoned, and substandard homes.**
- 9. Partner with organizations to provide an annual program to educate homeowners and potential homebuyers on purchasing, maintenance, rehabilitation programs available.**

Homework: Fill out the matrix based on recommendations

Name	Research Item	Recommendation	Specific: State exactly what the recommendation will accomplish. • Who in the community can help (agencies, nonprofits..etc?) • What does the recommendation accomplish? • Where will the recommendation be focused (citywide vs targeted) • Why are you making this recommendation How)	Measurable: How will the impact of the recommendation be measured?	Achieveable: How can the recommendation be accomplished? Is there more information needed in order to achieve this?	Relevant: How does the recommendation tie into addressing any of the six key areas of husing?	Time: How likely is the recommendation to be accomplished/implemented? In what time frame would be needed? Do you need more information to determine this?
Chris Venne Heather Trautman Jonathan Mallahan Mike Miller	<p>1. Create a Community Land Bank, Review of properties that may allow re-investment or redevelopment in line with community needs of lots and blocks for housing – consider mechanism and funding such as land banking, CDBG funding, or zoning incentives, target home demolition and/or rehabilitation, Identifying blockades to development</p> <ul style="list-style-type: none">Items *6, 24, 25, 27 On the recommendations spreadsheetLand Bank Policy – Program to focus on acquiring, hold, and resell property include demolition if needed for neighborhood and public benefit.	To create a community land bank with the power to aquire hold and disclose property including vacant property. (Power to aquire foreclosures, chornic nuisance propertys, demplish properties, accumulate properties...etc.)					
Rowena Pineda Steve Corker Lonnie Mitchellle	<p>1. Allow for commercial development in neighborhoods, change current zoning or allow for zoning overlay at targeted locations.</p> <ul style="list-style-type: none">Item 5 on the recommendations spreadsheet	Create an aggressive program that would identify properties for commercial development (public infrastructure) or misuse development and seeking zoning modification for successful development. (Identify neighborhoods that can take on the additional commercial infrastructure) Include involvement of the neighborhood and citizens throughout the process.					
Cara Coon Ric Gaunt	<p>1. Public/private partnership in neighborhood revitalization, Home Rehabilitation Program, Neighborhood LIFT Program, Financial Institution funding pool/foundation, small grants to property-owners and/or landlords, rental housing rehab grants/loans, low-moderate income owner occupied housing rehab grants/loans, and utilizing CDBG, HOME, and/or other home funding to provide housing rehabilitation of the purchasing of homes in foreclosure</p> <ul style="list-style-type: none">Items 4, 8, 10, 14, 15, 16, 17 on the recommendations spreadsheet	<p>The public private partnership and work with the community to target areas for home rehab. Address neighborhoods that are in distress and turn around the neighborhood by focusing investment. Incentivise private companies to invest in these areas.</p> <p>Implement the TIP strategy in the housing arena. Identify the target areas where financial partners are already focusing.</p>					

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Name	Research Item	Recommendation	Specific: State exactly what the recommendation will accomplish. • Who in the community can help (agencies, nonprofits..etc? • What does the recommendation accomplish? • Where will the recommendation be focused (citywide vs targeted) • Why are you making this recommendation How)	Measurable: How will the impact of the recommendation be measured?	Achievable: How can the recommendation be accomplished? Is there more information needed in order to achieve this?	Relevant: How does the recommendation tie into addressing any of the six key areas of husing?	Time: How likely is the recommendation to be accomplished/implemented? In what time frame would be needed? Do you need more information to determine this?
Dawn Kinder	1. Prohibit Discrimination (refusal to rent) against Section 8 Voucher holders, Enact Just Cause Eviction Ordinance, Source of income protection; minimizing eviction impact; minimizing felony impact, prohibit discrimination against people with criminal histories that don't impact safety. • Items 4, 6, 7, 8 on the recommendations worksheet (three groups combined this set of recommendations in to one recommendation) • The recommendation would focus on providing a broader protection to renters reardine discrimination. 2. Establish local Housing Trust Fund that would make funds available for developing affordable housing and Housing Trust Fund would support by the City to increase state funds available for affordable housing. • Items 15 and 16 on the recommendations spreadsheet • The recommendation would support the state Housing Trust Funds and would include a local conversation regarding housing affordability	Separate the Just Cause Eviction Ordinance from the other recommendations.					
Julie Banks		Review ordinances to identify/explor an ord that addresses just cause eviction					
Andre Wicks		amending existing ordinance for discrimination (refusal to rent) for any kind of income. Inventory of available, vacant or underdeveloped lands in the city that are available for development					
Michael Cathcart	1. Rental Registration Program/Rental Inspection Program and/or Rental Business License. • Items 10 and 11 on the recommendations worksheet (two groups recommended this) • A recommendation would be to identify a program where the fees for landlords to receive a Rental Business License would fund the Rental Inspection Program. • Focusing this recommendation solely on the Rental Registration Program and/or Rental Business License • Group felt that the Rental Registration and/or the Rental Business License would be a quick win whereas the Rental Inspection Program would take more time to implement	1. Rental Registration Program/Rental Inspection Program and/or Rental Business License. Creating an app. Or on the City webpage that identifies where affordable housing units are located. If you are doing a multi-family tax exemption or utilizing other incentives you have to register your affordable housing/appt on a centralized website. The city helps to centralize affordable housing information across the city. Requiring developers to register their affordable property when they are utilizing affordable housing incentives. Require developments that are utilizing affordable housing vouchers...etc. would have to register their program.					
Pam Tietz		HA recommendation to identify a way to incentivise landlords to bring the housing up to a standard of quality. Address the barriers to enforcement of existing laws.					
Karen Stratton	1. Inclusionary Housing, Spokane City should be aggressive to make its own properties available to increase housing density.						

Paul Trautman	<ul style="list-style-type: none">Items 1 & 20 on the recommendations worksheet (two groups combined this set of recommendations into one recommendation)If the City was selling a city of property and/or requesting for an improvement to a city property then it should be tied to inclusionary zoning because in most cases city wide inclusionary zoning is not palatable but there may be opportunities on a property by property basis. An example would be to focus inclusionary zoning on areas that have accessibility to other amenities/transportation in order to create affordable housing opportunities and more density. This would result in the ability of offering market value housing and affordable housing or mixed-	City to Identify and market city property that can be liquidated due to not being used. Inventory the current utilities for the property. Require an affordable housing component to developing the property. The city would provide an option to choose an incentive or a fee that would be made available for affordable housing development across the city. The program could sell and/or transfer property ownership to the developer.				
Cindy Algeo	<p>1. Multi-family Tax Exemption, Waiving permit fees for affordable housing projects, Establish local Housing Trust Fund, and City support to increase state funds available for affordable housing (this item to provide the funding for implementation).</p>	14. Permit fee waiver - Incentives 2.0 underway that identifies contract implementation that would provide permit fee waivers for development. Funds would be available but the funding stream is not underway, should see this happen in 2017. Recommendation to identify funding the Incentives 2.0 Permit Fee Waiver Program, include/identify all fee waivers. 15. Identify a program for affordable housing development. Recommendation the City to establish a way to fund the Housing Trust Fund. Multi-Family Tax Exemption making it less restrictive and include affordable housing development. Revisit how the MFTE works and see if it works in todays market. Through this process identify what needs to be removed and what needs to be added. Revisty how the MFTE works and identitfy barriers as to why developmers are/are not utilizing it. Establish funding				
Nathan Gwinn	<ul style="list-style-type: none">Items 12, 14, 15, & 16 on the recommendations worksheet (two groups recommended this combination)					

	<ul style="list-style-type: none">Currently the City can offer the Multiple-family Housing Property Tax Exemption to developers however developers don't typically apply for the exemption because the process for remaining tax exempt is too burdensome for the developer. Recommendation to evaluate the renewal process and consider removing the renewal process in order to encourage affordable housing development. Another recommendation would be to include additional incentives for the developer beyond the Tax Exemption to build affordable housing. If the developer chooses to participate in the Tax Exemption process then they become eligible for other					
	<ul style="list-style-type: none">Item 12 currently exists, need more information.Permit Waivers – is this something that is already in place/practice?					
Kay Murano	1. Affordable Housing Impact Statement, Development of registry which tracks affordable housing units developed & Enact relocation assistance ordinance for tenants displaced by development.					
Sarah Tosch	<ul style="list-style-type: none">Items 2, 3, & 5 on the recommendations worksheet	Incentivise affordable housing development for 30, 40, 60 percent AMI. Recommendation that the city develops an affordable housing impact statement that includes goals, creates benchmarks and incentives. This may include review of the Housing chapter of the comprehensive plan to create alignment between the two documents. Include what incentives that are not being utilized or were left on the table and why. These questions could be asked during the permitting process. Recommendation to look in to/identify best practices from other cities.				
Edie Rice-Sauer	<ul style="list-style-type: none">Include examples of implementationStatement would specify how many affordable units were projected to be addedProvide a method of measuring increase/decrease of availability of affordable housing in Spokane.	Recommendation that an affordable housing availability be developed. City look into the feasibility to develop a relocation plan whether it be identifying federal funding or through the city. For very low income.				

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What are the barriers to quality and/or affordable housing?	Owner-Occupied Housing		Rental Properties/Landlords		Housing Quality	Housing Affordability	Existing Programs, Policies, Ordinances, and/or Incentives	Lack of Programs, Policy, Ordinances, and/or Incentives	Lack of Enforcement	Education	Home/Rental Health and Safety	Access; transportation, food/groceries, schools, Education, Employment, Quality Neighborhoods	Employment	Property maintenance	Impediment to finding, obtaining, and/or retaining housing
Lack of personal vehicle resulting in lack of finding home or meet other criteria		X												X	
Rising cost for people who are on a fixed income		X	X	X		X								X	
Lack of funding available for rehabilitation to bring quality up			X	X		X									
Barriers to the zoning code to offer a variety of housing within a neighborhood (NIBY-ism)			X	X		X									
Education on how to maintain your home, education about home ownership								X					X		
Limited ability to save money limits the ability to purchase a home	X		X	X				X				X			
Limited ability to obtain better paying jobs (poverty)								X				X			
Lack of knowledge of the existing laws dealing with rentals						X		X						X	
Lack of enforcement and communication between departments							X								
Lack of marketing and/or education for landlords about incentives		X				X		X					X		
Reduction in federal rehab money	X	X	X	X		X									
Having a disability	X	X	X	X							X				X
Historically low vacancy rates		X	X	X											X
Low housing stock	X	X	X	X											X
Reputation of neighborhoods resulting in people not choosing to live there						X			X		X		X	X	
Agencies in the city are stretched too thin			X	X		X	X								
Credit history	X	X	X	X											X
Median housing cost is too high	X		X	X											X
No profits for rehabilitating housing	X	X	X	X		X			X				X		

What are the barriers to quality and/or affordable housing?

		Owner-Occupied Housing	Rental Properties/Landlords	Housing Quality	Housing Affordability	Existing Programs, Policies, Ordinances, and/or Incentives	Lack of Programs, Policy, Ordinances, and/or Incentives	Lack of Enforcement	Education	Home/Rental Health and Safety	Access; transportation, food/groceries, schools, Education, Employment, Quality Neighborhoods	Employment	Property maintenance	Impediment to finding, obtaining, and/or retaining housing
Holding landlords accountable to following HUD guidelines		X			X		X		X			X		
Gentrification to neighborhoods	X	X	X	X					X	X				X
People moving in from other locations driving up costs	X	X	X	X										X
People who have evictions	X	X	X	X	X				X	X	X			X

Mayor's Housing Quality Task Force, 2016
Community Meeting Notes

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Final Report Formats



Format 1: List of Recommendations

Rental Housing Research Stakeholder Group Recommendations		
Recommendation #1: Improve Tenant Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some tenants unfamiliar with process for remedies under Landlord Tenant Act
Recommendation #2: Improve Landlord Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some landlords unfamiliar with duties
Recommendation #3: Empower Neighborhoods		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Code Enforcement	Code Enforcement unable to access property w/o permission from landlord or tenant



Format 2: List of Recommendations with Pros and Cons

Rental Housing Research Stakeholder Group Recommendations		
Recommendation #1: Improve Tenant Education		
Pros	Cons	
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some tenants unfamiliar with process for remedies under Landlord Tenant Act
Recommendation #2: Improve Landlord Education		
Pros	Cons	
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some landlords unfamiliar with duties
Recommendation #3: Empower Neighborhoods		
Pros	Cons	
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Code Enforcement	Code Enforcement unable to access property w/o permission from landlord or tenant



Format 3: Preferred Recommendations

- List of the group's preferred recommendations in the first section followed by list of other recommendations

Rental Housing Research Stakeholder Group Recommendations		
Preferred Recommendations		
Recommendation #1: Improve Tenant Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some tenants unfamiliar with process for remedies under Landlord Tenant Act
Recommendation #2: Improve Landlord Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some landlords unfamiliar with duties
Other Recommendations		
Recommendation #3: Empower Neighborhoods		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Code Enforcement	Code Enforcement unable to access property w/o permission from landlord or tenant



Format 4: Common Recommendations

- List of each stakeholder group's recommendations with recommendations agreed upon by all groups at the top

Rental Housing Research Stakeholder Group Recommendations		
Common Recommendations		
Recommendation #1: Improve Tenant Education		
Recommendation #2: Improve Landlord Education		
Recommendation #3: Empower Neighborhoods		
Tenant Recommendations		
Improve Tenant Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some tenants unfamiliar with process for remedies under Landlord Tenant Act
Landlord Recommendations		
Improve Landlord Education		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Washington State Landlord Tenant Act	Some landlords unfamiliar with duties
Neighborhood Recommendations		
Empower Neighborhoods		
Related Issues	Existing Programs/Policies/Procedures	Gaps
Properties in disrepair	Code Enforcement	Code Enforcement unable to access property w/o permission from landlord or tenant



Clark, Daniel

From: Clark, Daniel
Sent: Tuesday, July 05, 2016 4:42 PM
To: 'Anderson, Arielle'; 'Anderson, Terri'; 'Banks, Julie'; 'Barnes, Jonathan'; 'Bessett, Eric'; 'Bornhoft, Chris'; 'Bradley, Cicely'; 'Chomas, Gretchen'; 'Clark, Daniel'; 'Corker, Steve'; 'Dewey, Heleen'; 'Gunderson, Cathy'; 'Martinez, Jonathan'; 'McNeill, Val'; 'Myers, Ron'; 'Scott, Alexander'; 'Thomson, Jackie'; 'Tosch, Sarah'; 'Toston, Ron'; 'Trautman, Heather'; 'Tresko, Suzanne'; 'Webster, Patricia (Patty)'; 'Wittstruck, Melissa'
Subject: Additional Proposed Final Report Format
Attachments: Summary - Stakeholder Review Issues into Themes.xlsx; Final Report Format Samples 5.10.16.pdf

Dear Stakeholders,

Alexander Scott has submitted a proposed final report format for the stakeholders' consideration. His proposal and research is detailed below and in the attached spreadsheet.

I have also attached the four sample report formats discussed at the May stakeholder meeting. Please review all of the proposed report formats so we can discuss which format is preferred by the stakeholders at the July 19 meeting.

In regards to the question/comment cards submitted during past meetings, some questions were answered during the meetings and others were answered in the meeting minutes posted on the Public Safety Committee website (<https://my.spokanecity.org/neighborhoods/community-assembly/subcommittees/>). I am in the process of determining which questions were not answered, but regardless, all questions and comments will be made available shortly.

Thank you,



Daniel Clark | City of Spokane | Office of Neighborhood Services | Intern
509.625.6707 | dclark@spokanecity.org | my.spokanecity.org



STAKEHOLDER REPORT

Given that the Stakeholder Research Group's aim is essentially a RESEARCH project aimed at sharing information in a simplified way to a varied audience, I have wondered at how best to present the findings from our 16 months of meetings.

My thoughts are that the Stakeholder Group presents a Summary Report on the Research Findings

The Summary Report includes an 1) Executive Summary; 2) Project Scope, 3) Methodology, 4) Key Themes (found from the research) 5) Recommendations and 6) Appendices (supporting information).

The Appendices include:

- a) Matrix which references presenters comments, questions and responses to the presentations as indicated in the minutes and other items raised in the minutes and then uses a matrix approach to show how these are fit into Key Themes.
- b) Comments on Key Themes - description of the issue, who and what the impacts are, any possible actions that can be taken, and issues that should be considered
- c) links to Agendas, Minutes, Presentations, Articles etc.

I expect that the Key Themes could be restricted to the most contentious issues.

MATRIX

I have prepared a matrix comprising 440 items (comments / questions) raised made by presenters, questions from the floor and reported on at the meetings through the minutes. The attached excel spreadsheet refers. Each item is numbered and refers to the presentation or meeting so it is traceable. I have identified 440 items. I think it is exhaustive and comprehensive.

I have not included the question or responses to the CARDS hand delivered by participants at each of the meetings so I am unable to include those. I presume these have been collated by the City for the final report so I would be interested in seeing what issues are to be included.

I have made an initial start to linking each of the 440 comments to a theme (Refer the Tab Issues into themes - AScott). It is time consuming in the extreme and I am would like to suggest that the Stakeholder Group reviews these themes and the links to themes. Ideally another set of eyes could walk and review through the matrix so that a semi-vetted document to be handed to stakeholders prior to the next meeting. That review could possibly be undertaken through breakout groups at the next meeting.

I expect that the themes would naturally be categorized into more and less important, so we could then select the KEY (more important) THEMES for further discussion.

As commented earlier, the investment in this process by all participants is enormous and we have a real opportunity to deliver a meaningful report to the community. It would be a shame to have come so far and not to finish the process with the respect it deserves.

I would appreciate your comments on the proposed report

Kind regards
Alexander

On Wed, Jun 15, 2016 at 4:19 PM, Clark, Daniel <dclark@spokanecity.org> wrote:

Dear Stakeholders,

Thank you for your input and participation in last night's meeting. In response to the stakeholders' request for a more detailed list of issues, I have gone through all of the presentations and added as many issues as possible (see attached).

Please note, these issues were taken directly from the presentations and are listed as they were presented. If you feel I have missed any issues, please let me know and I will add them to the list.

In the next few days I will also be revising the list of programs and will add the programs discussed at last night's meeting. If you have additional programs you would like to add to the list in the meantime, please let me know.

Finally, for those who were unable to attend, the group decided to meet again on July 19, from 5 to 6:30pm, at the West Central Community Center. I will send an email confirming the location as soon as it is finalized.

Thank you,



Daniel Clark | City of Spokane | Office of Neighborhood Services | Intern

[509.625.6707](tel:509.625.6707) | dclark@spokanecity.org | my.spokanecity.org



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Kind regards
Alexander

Rental Housing Research Stakeholder Group Existing Programs

Programs Open to All Citizens

C.O.P.S. Block Watch and Neighborhood Observation Patrol

Allows neighbors and volunteers to become the eyes and ears of law enforcement in their neighborhoods

C.O.P.S. Code Enforcement Reporting

Assists citizens with reporting code violations

C.O.P.S. Crime Free Multi-Housing Program

Program for landlords of multiple units to help reduce crime in and around their rentals

C.O.P.S. Safe Streets

Provides support and guidance to neighbors of nuisance properties

Catholic Charities Counseling Services

Counseling through therapy, coordination with community resources and advocacy. Cost is based on a sliding scale.

City of Spokane Building and Developer Services

Enforces city building codes by inspecting and approving new building construction; and offers safety inspections in existing buildings to tenants or homeowners for a fee.

City of Spokane Code Enforcement

Enforces land use complaints; and city health and safety codes and ordinances; in buildings deemed unsafe or uninhabitable

City of Spokane Nuisance Property Ordinance

Section of Spokane Municipal Code outlining civil and criminal remedies available for properties with consistent criminal activity that may result in the building being ordered vacated for a year

Fulcrum Institute Dispute Resolution Clinic

Offers Landlord-Tenant mediation for a fee

Northwest Fair Housing Alliance

Provides information on fair housing laws to landlords and tenants

Northwest Mediation Center

Offers Landlord-Tenant mediation. Fees are income-based.

SNAP/Living Green DIY Minor Home Repairs

Workshop teaching minor home repairs

SNAP/Living Green Healthy Homes

Workshop to reduce home allergens

Solid Ground Tenant Services

Informational website and phone line that provides tenant counseling and resource referral services

Spokane Fire Department Permit System

Conducts site inspections to ensure compliance with code and safety requirements as part of the issuance of sprinkler operating permits for commercial and residential buildings 5 units or larger

Tenants Union Tenants Rights Hotline, Walk-In Clinic, and Support Groups

Free phone and walk-in counseling services from trained non-attorney tenant counselors

Washington Landlord Association Member Services & Advice Line for Landlord Members and Tenants

Forms and screening services for association members. Advice line for association members and tenants

Washington State 211

Referrals to rental assistance resource agencies

Washington State Landlord Tenant Act

Revised Code of Washington covering legal requirements and responsibilities of landlords and tenants related to the leasing of residential property in the State of Washington

Income-Based Programs**Catholic Housing Communities**

Operates housing communities for various income levels

Northwest Justice Project CLEAR Hotline

Toll-free hotline that provides legal assistance to low-income individuals

SNAP Weatherization Program

Provides assistance for improvements or repairs to increase energy efficiency in owner occupied homes or renter occupied homes with the owner's permission. Also checks for home safety hazards including carbon monoxide, lead, & asbestos. Total household income must be at or below 200% of the federal poverty guidelines, or 60% of the state median income, whichever is greater. Those household at or below 125% of the federal poverty guidelines are priority.

Spokane County Bar Association Volunteer Lawyers Program

Free legal assistance to low income residents

Spokane Housing Authority

Provides housing assistance including Public Housing, Housing Choice Voucher (Section 8), Project Based Vouchers, and Referral Vouchers (in partnership with other community agencies)

Washington DSHS Additional Requirements for Emergent Needs (AREN)

Emergency assistance for individuals under TANF, State Family Assistance, or Refugee Cash Assistance. AREN provides emergency rental or relocation assistance, and covers repairs when there is a health risk and it is more expensive to move.

Washington Law Help

Online guide to free civil legal services for low-income persons and seniors

Washington State Bar Association Moderate Means Program

Housing-related legal representation for moderate income families

Washington Web Lawyer Legal Advice

Free online legal advice to low income residents via messaging system from volunteer attorneys

Programs Limited to Certain Groups**Gonzaga Center for Law and Justice, University Legal Assistance**

Free legal representation, advice, and counseling to low-income persons 60 years of age and older

Landlord Association of the Inland Northwest Landlord Education and Legal Resources

Legal advice, witness program, forms and books, and landlord classes for association members

Rental Housing Association of Washington Member Resources

Tenant screening, landlord education, and forms for association members

Transitions Legal Services

Provides legal assistance to women, including legal assistance for housing issues

Transitions Responsible Renter

Helps women understand their barriers to getting and keeping permanent housing. The classes include information, discussions and activities around money and debt management, tenant rights and responsibilities, leases, and home searches.

Rental Housing Research Stakeholder Group

Issues from Speakers & Presentations

Issue	Presentation Source
Negative impacts of poorly maintained rental properties (health, safety, property value, quality of life)	Neighborhoods
Absentee landlords	Neighborhoods
Inability to contact responsible parties	Neighborhoods
No oversight (of landlords)	Neighborhoods
Delayed (landlord) response to property issues	Neighborhoods
Neighborhood erosion due to lack of (landlord) accountability	Neighborhoods
Transiency within neighborhoods	Neighborhoods
Lack of legal protection/recourse for neighbors	Neighborhoods
Low Incomes	Landlords
Need for economic growth, more jobs, job security, higher paying jobs	Landlords
More Ageing Properties	Landlords
Ageing properties cost more to repair	Landlords
Rents must include some costs toward repairs	Landlords
Unprofitable properties will be repurposed	Landlords
Eventually older houses will be decommissioned as rentals	Landlords
What support is available to keep the properties as rentals (tax breaks)	Landlords
Less rental properties available	Landlords
Increase in housing prices means properties can be sold after recession	Landlords
Rental property investment is high risk and low return	Landlords
Housing stocks is ageing - increased repair costs	Landlords
Increased business risks due to more compliance	Landlords
Rents are not keeping up with operating and replacement costs	Landlords
Improved economy means landlords are more selective	Landlords
Landlords move to more friendly investment environments (S. Valley)	Landlords
Increasing cost of repairs of older properties	Landlords

Relatively low rents, few property condition complaints	Landlords
Very little new housing in City of Spokane	Landlords
Fewer rentals as older properties are not profitable and are retired	Landlords
Incentives to keep property stocks available	Landlords
Landlords will be more selective in tenant quality	Landlords
Less affordable housing	Landlords
Less government owned housing, more reliance on private housing	Landlords
More demand for affordable housing from impoverished 19.9%	Landlords
More demand for agencies such as Spokane Housing Ventures, Charities	Landlords
Vacant properties (foreclosures, inability to repair)	Landlords
Damaged buildings (boarded up properties)	Landlords
Illegal habitation (squatters)	Landlords
Illegal activities (drugs, prostitution)	Landlords
Unsafe neighborhoods	Landlords
Gangs	Landlords
Lack of pride and social cohesion	Landlords
Unsocial behavior	Landlords
More property damage	Landlords
More lawlessness	Landlords
Health and safety	Landlords
Property prices decrease	Landlords
Owners won't invest in housing	Landlords
No empirical data about the number, type, and nature of complaints (against landlords)	Landlords
Legislation and Code Enforcement systems available but ineffective	Landlords
Issues are not reported but the systems are in place	Landlords
Landlord training	Landlords
Limited availability of mediation	Landlords
No empirical data about the number, type, and nature of complaints (against tenants)	Landlords
Difficulty to force tenants to comply (privacy, legislation)	Landlords
Expensive to enforce compliance or evictions	Landlords
Long time to resolve and terminate tenants	Landlords
Limited ability to recover damages from tenants	Landlords

Few support avenues available to landlords	Landlords
Can't manage tenants behavior - health, hygiene	Landlords
Tenants can't pay for damage	Landlords
Tenants can't afford to move - themselves or possessions	Landlords
Existing compliance systems don't work	Landlords
Mandatory inspections ineffective, costly, and won't resolve issues	Landlords
Tenants rent burdened. Low income tenants have few housing options	Tenants
Not enough subsidized low income housing	Tenants
Eviction and reasonable fear of eviction by tenants	Tenants
Lack of data collection on rental housing and tenant assistance	Tenants
Substandard housing a health hazard for tenants and neighbors	Tenants
Substandard housing costly for all Spokane residents including tenants	Tenants
Healthy and stable housing is good for tenants, landlords, and neighborhoods	Tenants
Resources to assist tenants are scarce, limited, or nonexistent	Tenants
Lack of education for both landlords and tenants	SPD
Lack of on site management	SPD
No enforcement of rules or code of conduct for tenants	SPD
Unwillingness to evict bad tenants	SPD
Lack of motivation for tenants to upkeep property when management does not maintain property or a presence	SPD
Expense of repeated police response	SPD
Physical conditions: heat, cold, light, ventilation	SRHD
Chemical conditions: exposure to lead, carbon monoxide, volatile chemicals	SRHD
Building and equipment conditions: can lead to accidents and unintentional injury	SRHD
Biological conditions: mold, pests, allergens	SRHD
Housing characteristic correlation to emotional and behavioral problems in low-income children and youth	SRHD
Renters more likely to be affected by poor housing conditions	SRHD

Lack of education for both landlords and tenants	SRHD
Lack of management	SRHD
Insufficient local housing data limits quantitative data	SRHD
Building inspection department understaffed	Building Inspection
Access to property if owner or tenant denies entry	Building Inspection
Lack of management for maintenance issues; many complaints do not fall under Building Department but rather are landlord/tenant issues	Building Inspection
Difficult for code enforcement to access properties to confirm violations	Code Enforcement
Difficult to find responsible parties for violations	Code Enforcement
Access to funding for owner rehabilitation	Code Enforcement
Length of time for resolution on substandard buildings and solid waste	Code Enforcement
Resolution process for substandard and solid waste time intensive for staff	Code Enforcement
No system that provides third party inspections other than those based on complaints	SFD
No training program that educated property owners, managers, and renters; housing standards, code requirements, landlord/tenant laws, etc	SFD
No program that rewards clean records and penalizes repeat and consistent offenders	SFD
Low vacancy rates for low income housing	SLIHC
Insufficient funding for low income housing	SLIHC
Handling NIMBYism	SLIHC
Parking requirements	SLIHC
Rental cpas established by HUD are generally low, resulting in lack of sufficient revenue to operate the housing community in the black	SLIHC
Providing homes for high risk tenants with little or no support services available	SLIHC
Eviction process	Tom McGarry and Jose Trejo
Habitability - Inspections	Tom McGarry and Jose Trejo
Habitability - Tenant remedies	Tom McGarry and Jose Trejo
Condemnation and costs of relocation	Tom McGarry and Jose Trejo
No funds in city budget to pay for relocation	Tom McGarry and Jose Trejo

Good cause evictions	Tom McGarry and Jose Trejo
Mental health issues (Reasonable accomodations, companion animals, continuous evictions related to mental health issues)	Tom McGarry and Jose Trejo
Late charges, charges for service, and related issues	Tom McGarry and Jose Trejo
Nuisance statutes	Tom McGarry and Jose Trejo

Summary of Topics Raised during presentations and meeting into Themes				People										Property and Rent Management						Organisations		Rules		Data	Community														
Item	Meeting	Where the issue was raised (Minutes / Presentation / Questions)	Issue Identified	Training Education needs opportunities	Resources for Landlords	Tenants Neighborhoods	Communication / Points of view	Landlord Behavior	Property contact details Owner / Manager	Landlord Financial Costs, profitability	Property Managers	Tenant Behavior	Tenant support	Owner/Tenant - Problem Resolution, court, mediation	Property - Design, Repair, Condition, Mgt, internal rules, mgt actions	Property Inspections - mandatory	Property Condition Inspections (Landlord / Tenant)	Housing stock available	Funding Fed State Grants - homes and construction	Tenant selection criteria / Discrimination	Agencies	Lenders / Insurer	Police, Fire, Building, Code, Health	Legislation - Landlord Tenant Act - Zoning - Standards	Registration / Licensing	Data on Problem areas	Crime / Safety	Neighborhoods - Abilities, actions, interests	Evictions	Homelessness	Affordable - cost and availability of rentals	Income / Poverty	Social Impacts	Property Values - house and for neighborhood houses	Health - individual and community wellbeing	Public infrastructure	Total		
1	6/26/2015	NAI/Black IREM	Property inspections help to create a budget for maintenance (maintenance keeps house functioning longer, more housing, reduce long term replacement costs)					1		1					1		1																					4	
2	6/26/2015	NAI/Black IREM	Property maintenance reduces long term replacement costs and keep property available for rent					1		1								1														1			1	1		6	
3	6/26/2015	NAI/Black IREM	Property maintenance budgeted - lenders (and insurers) require it for properties (maintain house quality, reduce insurance risks)									1			1							1																2	
4	6/26/2015	NAI/Black IREM	IREM provides education materials and certification to property managers	1																		1																2	
5	6/26/2015	NAI/Black IREM	Property Managers + NAI/Black do property inspections								1				1																							2	
6	6/26/2015	NAI/Black IREM	No one place for tenant to go to get alternative housing or to know how to use landlord/tenant law		1									1											1													3	
7	6/26/2015	NAI/Black IREM	For tenants the LLTA changes frequently	1				1					1												1													4	
8	6/26/2015	NAI/Black IREM	Common misunderstanding or lack of education on LLTA on tenant and for smaller landlords	1				1																	1													3	
9	6/26/2015	NAI/Black IREM	Crime free multi family housing education but there is lack of physical response from Police												1								1					1										3	
10	6/26/2015	NAI/Black IREM	IREM provides once a year training in small group setting and charges for training education materials and certification to property managers	1							1																											2	
11	6/26/2015	NAI/Black IREM	IREM pays NW Fair Housing \$500 per property to do discrimination testing at the property								1										1	1																3	
12	6/26/2015	NAI/Black IREM	Resident property managers are given monthly training and safety training seasonally	1							1																											2	
13	6/26/2015	NAI/Black IREM	Different goals - investments for large vs small investors							1																												3	
14	6/26/2015	NAI/Black IREM	Different goals - Landlord and tenants									1																										3	
15	6/26/2015	NAI/Black IREM	Different goals - Landlords and tenants and neighborhoods					1					1																	1								3	
16	6/26/2015	NAI/Black IREM	NAI offers dispute resolution internally and with 3rd party								1			1																								2	
17	6/26/2015	NAI/Black IREM	Emergency contacts for property						1		1												1			1												4	
18	6/26/2015	NAI/Black IREM	Large scale properties 40+ have a property manager (by lender requirements)						1													1																2	
19	6/26/2015	NAI/Black IREM	HUD does not require leases and no reason for non-renewal																						1													1	
20	6/26/2015	NAI/Black IREM	Major reason for not housing is for felony or sex offender status. Avenues for dispute resolution if denied but this is low usage. (Impacts on other tenants, neighbors)					1		1	1			1													1	1					1		1			9	
21	6/26/2015	NAI/Black IREM	Screening process is told upfront, tenant can still apply	1			1	1													1				1													5	
22	7/7/2015	Spokane Police Dept. - S	Tools used: Patrol/Compstat/Hot spot / Neighborhood Conditions Officers / Civil Enforcement		1																1		1					1	1									5	
23	7/7/2015	Spokane Police Dept. - S	Arrest Letters Notice of arrest letters - to landlords advising of violent crime at their property, mandated by statute					1	1			1	1		1								1	1			1	1	1										10
24	7/7/2015	Spokane Police Dept. - S	Arrest Letters - 75% of violent crime letters are to rental properties (155/206)					1	1			1	1		1								1	1			1	1	1										10
25	7/7/2015	Spokane Police Dept. - S	Arrest letters - 38% SFH/19% to 2-5 units 43%to6+units					1	1			1	1		1								1	1			1	1	1										10
26	7/7/2015	Spokane Police Dept. - S	Arrest letters - immediate if controlled substance					1	1			1	1		1								1	1			1	1	1										10
27	7/7/2015	Spokane Police Dept. - S	Arrest letters - after search warrant executed					1	1			1	1		1								1	1			1	1	1										10
28	7/7/2015	Spokane Police Dept. - S	Arrest letters - property will be subject to seizure and forfeiture if activity continues					1	1			1	1		1								1	1			1	1	1										10
29	7/7/2015	Spokane Police Dept. - S	Arrest letters - CONTROLLED substances - 76% involved rentals					1	1			1	1		1								1	1			1	1	1										10
30	7/7/2015	Spokane Police Dept. - S	Letters can be used as evidence to evict					1	1			1	1		1								1	1			1	1	1	1			1						11
31	7/7/2015	Spokane Police Dept. - S	In domestic violence victim cannot be evicted					1	1			1	1		1								1	1			1	1	1	1									11
32	7/7/2015	Spokane Police Dept. - S	57% of landlords advised they are addressing problem					1	1			1	1		1								1	1			1	1	1	1			1						11
33	7/7/2015	Spokane Police Dept. - S	50% of crime occurs in 5% of areas																					1	1		1	1	1										5
34	7/7/2015	Spokane Police Dept. - S	Focus on locations that attract crime not just offender																				1	1			1	1	1										5

Item	Meeting	Where the issue was raised (Minutes / Presentation / Questions)	Issue Identified	Training Education needs opportunities	Resources for Landlords Tenants Neighborhoods	Communication / Points of view	Landlord Behavior	Property contact details Owner / Manager	Landlord Financial Costs, profitability	Property Managers	Tenant Behavior	Tenant support	Owner/Tenant - Problem Resolution, court, mediation	Property - Design, Repair, Condition, Mgt, internal rules, mgt actions	Property inspections - mandatory	Property Condition Inspections (Landlord / Tenant)	Housing stock available	Funding Fed State Grants - homes and construction	Tenant selection criteria / Discrimination	Agencies	Lenders / Insurer	Police, Fire, Building, Code, Health	Legislation - Landlord Tenant Act - Zoning - Standards	Registration / Licensing	Data on Problem areas	Crime / Safety	Neighborhoods - Abilities, actions, interests	Evictions	Homelessness	Affordable - cost and availability of rentals	Income / Poverty	Social Impacts	Property's Values - house and for neighborhood houses	Health - individual and community wellbeing	Public infrastructure	Total		
35	7/7/2015	Spokane Police Dept. -	Crime triangle - Handler manages offender. Guardian watches victim. Manager watches property				1			1	1											1	1		1	1	1										8	
36	7/7/2015	Spokane Police Dept. -	Living conditions - Safety systems vs no safety systems (Good Systems and actions reduce crime)	1				1						1		1										1	1										6	
37	7/7/2015	Spokane Police Dept. -	Living conditions - Property and Interior Living - well maintained vs poorly maintained	1		1	1				1			1		1																			1		7	
38	7/7/2015	Spokane Police Dept. -	Living conditions - on site mgmt. vs no or minimal management	1		1	1			1	1			1		1																					7	
39	7/7/2015	Spokane Police Dept. -	Living conditions - owner investment vs no or minimal investment	1			1							1		1																					4	
40	7/7/2015	Spokane Police Dept. -	Living conditions - management expectation of tenant - vs no or little expectations	1		1	1			1	1			1		1																			1		8	
41	7/7/2015	Spokane Police Dept. -	Building damage / graffiti / garbage and junk / mold and water leaks	1				1	1	1	1		1	1		1																			1		14	
42	7/7/2015	Spokane Police Dept. -	Quality of life - affordable			1																										1					2	
43	7/7/2015	Spokane Police Dept. -	Quality of life - better living conditions			1																											1				2	
44	7/7/2015	Spokane Police Dept. -	Quality of life - more crime and more fear																							1											2	
45	7/7/2015	Spokane Police Dept. -	Quality of life - feel safe			1																				1											2	
46	7/7/2015	Spokane Police Dept. -	Quality of life - where would you rather live																								1										2	
47	7/7/2015	Spokane Police Dept. -	Positive influential factors - Background checks	1		1			1											1			1														5	
48	7/7/2015	Spokane Police Dept. -	Positive influential factors - Criminal history checks	1		1			1										1			1															5	
49	7/7/2015	Spokane Police Dept. -	Positive influential factors - Income requirements	1		1			1											1			1										1				6	
50	7/7/2015	Spokane Police Dept. -	Positive influential factors - Rental history check	1		1			1											1			1														5	
51	7/7/2015	Spokane Police Dept. -	Positive influential factors - on site manager	1		1			1					1																							4	
52	7/7/2015	Spokane Police Dept. -	Positive influential factors - evictions done when necessary	1					1				1	1						1			1									1					7	
53	7/7/2015	Spokane Police Dept. -	Positive influential factors - maintenance kept up	1		1			1				1	1																							5	
54	7/7/2015	Spokane Police Dept. -	Positive influential factors - expectations of tenants	1		1					1																										3	
55	7/7/2015	Spokane Police Dept. -	Negative influential factors - Unwilling to invest (no upkeep)				1				1			1		1												1						1			6	
56	7/7/2015	Spokane Police Dept. -	Negative influential factors - lack of safety measures smoke detectors, lighting, security locks				1				1			1		1										1									1		6	
57	7/7/2015	Spokane Police Dept. -	Negative influential factors - no upkeep on apartments - no tenant motivation	1			1				1			1		1																				1		6
58	7/7/2015	Spokane Police Dept. -	Negative influential factors - no on site mgmt. or poor manager	1			1	1		1	1		1	1		1																					8	
59	7/7/2015	Spokane Police Dept. -	Negative influential factors - no enforcement of rules or code of conduct	1			1	1		1	1		1	1		1																					7	
60	7/7/2015	Spokane Police Dept. -	Negative influential factors - poor rental contracts. Not willing to evict	1										1									1					1	1							1		6
61	7/7/2015	Spokane Police Dept. -	Negative influential factors - tenants can be positive or negative	1							1									1								1								1		5
62	7/7/2015	Spokane Police Dept. -	Cost to community - victimized - victim and others - insurance / medical	1																	1					1	1	1	1							1		7
63	7/7/2015	Spokane Police Dept. -	Cost to community - reduce property values	1																						1	1											5
64	7/7/2015	Spokane Police Dept. -	Cost to community - high cost of policing																							1	1								1	1		5
65	7/7/2015	Spokane Police Dept. -	Change physical environment impacts criminal behavior, surveillance, access control				1		1					1									1				1	1							1	1		8
66	7/7/2015	Spokane Police Dept. -	Physical design				1		1					1									1				1	1							1	1		8
67	7/7/2015	Spokane Police Dept. -	Who is in charge and access				1	1			1			1									1				1	1							1	1		7
68	7/7/2015	Spokane Police Dept. -	Graffiti				1				1			1									1				1	1							1	1		8
69	7/7/2015	Spokane Police Dept. -	Tools that could help - licences to operate																						1												2	
70	7/7/2015	Spokane Police Dept. -	Tools that could help - periodic inspections												1																						2	
71	7/7/2015	Spokane Police Dept. -	Tools that could help - education for landlords	1			1																														3	
72	7/7/2015	Spokane Police Dept. -	Tools that could help - education for tenants	1							1																											3
73	7/7/2015	Spokane Police Dept. -	Tools that could help - Crime prevention through environmental design											1									1				1											3
74	7/7/2015	Spokane Police Dept. -	Negative influential factors - no upkeep, no safety measures, poor mgt, poor rules, poor contracts	1			1				1			1										1														5
75	7/7/2015	Spokane Police Dept. -	List of legal aid resources	1	1								1																									3
76	7/7/2015	Spokane Police Dept. -	Tenant Education	1																																		2
77	7/7/2015	Spokane Police Dept. -	Could licensing be implemented																					1	1													2
78	7/7/2015	Spokane Police Dept. -	Should landlord be notified if tenant released from jail					1		1			1							1			1	1			1			1					1	1		10
79	7/7/2015	Spokane Police Dept. -	Recommend eviction after first criminal offense				1	1	1	1	1		1							1			1	1			1								1	1		13
80	7/7/2015	Spokane Police Dept. -	Eviction necessary after repeat offences				1		1	1			1										1	1			1								1	1		10
81	7/7/2015	Spokane Police Dept. -	What SLIHC program for high risk tenants to get back into housing		1						1	1							1																	1		8
82	7/7/2015	Spokane Police Dept. -	Database of landlord would be useful to notify if tenant was arrested					1			1												1				1											4
83	7/7/2015	Spokane Police Dept. -	Crime problems are not unique to large complexes				1			1	1											1					1											5

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84	7/7/2015	Spokane Police Dept. -	Legal processes are lengthy and risk displacement											1								1	1														6		
85	8/4/2015	CoS Rental Unit Data	Lack of specific data to identify rental units																				1				1											2	
86	8/4/2015	Health District	Advocate and educate- impact quality housing has on public health	1				1							1								1													1		5	
87	8/4/2015	Health District	Housing and the effects on health on child development (Physical structures, tenant behavior)	1				1				1	1		1								1													1		7	
88	8/4/2015	Health District	Adverse health effects of low quality housing environments (biological, chemical, heat, cold, moisture)	1				1				1	1		1								1													1		7	
89	8/4/2015	Health District	Emotional and behavioral development strongly correlated to quality of housing	1				1				1	1		1								1													1		7	
90	8/4/2015	Health District	Spokane area specific health impacts																				1				1							1	1	1		5	
91	8/4/2015	Health District	Poor quality or unrepaired structural components: broken, missing, unrepaired					1		1		1			1								1													1		6	
92	8/4/2015	Health District	Poor quality housing: learning success and educational attainment- Lead, behavioral, psychological, educational attainment, etc.					1		1		1			1								1				1								1	1	1		9
93	8/4/2015	Health District	Local info: 2009- Odds Against Tomorrow. Life expectancy based on neighborhood 84.03(Southgate) vs 66.17(Riverside)	1	1																		1			1								1		1		6	
94	8/4/2015	Health District	Hillyard report- availability and quality of housing stock in Hillyard neighborhood	1	1																		1				1							1	1	1		7	
95	8/4/2015	Health District	Public Health Nurse: do NOT do home inspections, assess health and home safety, parent-child relationship, educate: parenting, healthy, child development, safety, Advocate													1						1	1											1		1		5	
96	8/4/2015	Health District	Uniform Law Commission: renters typically feel powerless in negotiations with landlords whether in luxury apt or shack	1									1	1											1													4	
97	8/4/2015	Health District	Understanding of rights as renters	1									1	1											1													4	
98	8/4/2015	Health District	Relationship between quality of housing and health												1											1										1		3	
99	8/4/2015	Health District	CDC: Advancing Healthy Homes- 8 characteristics that qualify a healthy home: dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled					1				1	1		1																					1		5	
100	8/4/2015	Health District	Costs to society: health and education and welfare												1																			1		1		3	
101	8/4/2015	Health District	Recommendations based on research: how to collect data? Sound and collaborative data, well managed units provided for better health and safety conditions, housing assessments for low income residents, license and inspections program													1								1	1		1											5	
102	8/4/2015	Health District	Using social and specialized training to assess	1																			1	1		1												4	
103	8/4/2015	Health District	Ensure Housing Quality: World Heath Org, CDC, HUD all acknowledge connection between housing and health. Refinement of housing code, dev. Of national building standards, inclusionary zoning: mixed income neighborhoods	1																				1	1		1								1		1		6
104	8/4/2015	Health District	Rental education training: landlord-tenant education/understanding, renter training programs, CPTED, property management training	1				1		1	1	1			1																							6	
105	8/4/2015	Health District	Registry and inspection program							1					1	1							1			1												5	
106	8/4/2015	Health District	All voucher programs require inspections													1						1														1		3	
107	8/4/2015	Health District	Income is one of the social determinants of health																														1	1	1	1		4	
108	8/4/2015	Health District	For public health, What is the minimum standard of health																				1	1		1											1		4
109	8/4/2015	Health District	What is the class action suit on lead exposure in Hillyard												1											1											1		3
110	8/4/2015	Health District	How does the health dept. contribute to education, breaking the cycle and preventing getting into a substandard place																				1											1			3		
111	8/4/2015	Health District	Motivate landlords through ordinance					1						1	1									1														4	
112	8/4/2015	Health District	What happens to tenants if we get tough on housing standards					1		1	1	1			1	1			1						1		1											10	
113	8/4/2015	Health District	Should new just cause eviction ordinance be used to avoid tenant requesting repairs					1		1	1	1	1		1										1							1	1	1				10	
114	8/4/2015	Health District	Faulty construction or neglected maintenance causes structural hazards in home	1											1																						1		3
115	8/4/2015	Health District	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects health	1				1				1			1	1																					1		6

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116	8/4/2015	Health District	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects children development and learning	1			1				1			1	1																			1		6			
117	8/4/2015	Health District	Insufficient local housing information	1																					1												2		
118	8/4/2015	Health District	Generalized state and national data to local conditions																						1												1		
119	8/4/2015	Health District	Information from professionals fire police health																			1			1												2		
120	8/4/2015	Health District	Information from willing renters	1							1															1											2		
121	8/4/2015	Health District	Indoor allergens ventilation damp mold contribute to respiratory diseases											1								1													1		3		
122	8/4/2015	Health District	Poor insulation leads to extremes in heat cold leads to cardio vascular disease											1								1													1		3		
123	8/4/2015	Health District	areas of high housing violations linked to 2x hospitalization											1								1													1		3		
124	8/4/2015	Health District	homes needing repair increased risk by 4x to preschoolers											1								1													1		3		
125	8/4/2015	Health District	Lead poisoning leads to brain damage. 24m US homes have lead hazards											1								1													1		3		
126	8/4/2015	Health District	Spokane class action lawsuit 2015											1								1													1		3		
127	8/4/2015	Health District	Poor quality homes least to psychological and physiological stress											1								1													1		3		
128	8/4/2015	Health District	IN Spokane people live in sheds, exposed wiring, chipping lead paint, holes in exterior walls non functioning toilets, leaking pipes, mold, floor holes, electricity by extensions									1		1								1	1		1										1		6		
129	8/4/2015	Health District	Tenants don't report because fear of homelessness or losing kids to CPS intervention								1			1								1			1					1				1		1		7	
130	8/4/2015	Health District	CDC work group: Primary criteria for healthy housing: Dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled											1								1	1		1										1		5		
131	8/4/2015	Health District	Data collection mechanism for assessing housing quality											1											1													3	
132	8/4/2015	Health District	Collaboration between public health, city, landlords, tenants to IMPROVE HOUSING QUALITY	1		1	1				1	1		1								1																7	
133	8/4/2015	Health District	Well maintained units provide better heat conditions						1					1																								2	
134	8/4/2015	Health District	Housing assessments for low-income households									1		1		1																		1			4		
135	8/4/2015	Health District	Licenses for rental property, inspections and Code enforcement for lead exposure											1											1											1		3	
136	8/4/2015	Health District	Local housing data: Use social service type home visitors to reduce burden on code enforcement																			1			1													2	
137	8/4/2015	Health District	Local housing data: Specialized training and funding for housing quality	1										1								1			1													4	
138	8/4/2015	Health District	Ensure housing Quality: healthy conditions ensured and maintained in existing housing stock											1				1				1	1													1		5	
139	8/4/2015	Health District	Ensure housing Quality: Focus on comprehensive health standards																			1	1														1		3
140	8/4/2015	Health District	Ensure housing Quality: Holistic approach to correct dilapidated or poor faulty housing at once						1					1								1	1															4	
141	8/4/2015	Health District	Ensure housing Quality: refine housing codes to reflect healthy housing											1								1	1															3	
142	8/4/2015	Health District	Ensure housing Quality: develop national standards											1								1	1															3	
143	8/4/2015	Health District	Ensure housing Quality: inclusionary zoning																			1	1															2	
144	8/4/2015	Health District	Rental education: landlord - tenant education	1			1				1	1																											4
145	8/4/2015	Health District	Rental education: expansion to renter training programs	1																	1																	2	
146	8/4/2015	Health District	Rental education: Landlords CPED	1										1								1	1															4	
147	8/4/2015	Health District	Rental education: Explore property management training	1																																		1	
148	8/4/2015	Health District	Registry programs: contact information to resolve problems	1				1					1									1			1	1												6	
149	8/4/2015	Health District	Registry programs: pilot voluntary inspection . Certification program											1								1			1													3	
150	8/4/2015	Health District	Registry programs: full licensure and inspection programs											1								1	1	1														4	
151	8/4/2015	CoS James Caddy	Housing quality - subjective assessments for Exterior Physical Conditions											1								1	1															3	
152	8/4/2015	Building and Development	If registration and inspection didn't occur then there could be penalties						1				1	1								1	1															5	
153	8/4/2015	Building and Development	Penalties in stead of Registration						1				1									1	1	1															

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154	8/4/2015	Building and Development	Reverse Condemnation							1					1			1					1	1													5	
155	8/4/2015	Building and Development	No tracking by Code Endorsement of Rental Properties vs Owners						1						1								1	1		1												5
156	8/4/2015	Building and Development	No tracking by Building Inspections of Rental Properties vs Owners						1						1								1				1											4
157	8/4/2015	Building and Development	Resources end referrals are available to tenants if housing is uninhabitable		1								1																									2
158	8/4/2015	Building and Development	Code violation - can penalties be made to problem causer (landlord or tenants)					1					1		1									1	1													5
159	8/4/2015	Building and Development	No tracking system for number of substandard properties - each dept. records separately												1									1	1		1											4
160	8/4/2015	Building and Development	GAP Identified: no tracking for all complaints regarding rentals; data lacks possible real number of rental properties with issues?												1									1	1		1											4
161	8/4/2015	Building and Development	GAP possible solution: reverse condemnation?												1									1	1		1											4
162	8/4/2015	Building and Development	How many buildings are Substandard by the Code criteria?												1									1	1		1											4
163	8/4/2015	Building and Development	How would you get those who aren't following the rules?																					1	1		1											3
164	8/4/2015	Building and Development	What resources are available for relocation due to Substandard Building?		1										1									1	1		1											5
165	8/4/2015	Building and Development	Who and how can a Code Complaint be made?		1																			1	1		1											4
166	8/4/2015	Building and Development	How are the Gonzaga student rental units coded?																					1	1													2
167	8/4/2015	Building and Development	Of the 1000's of property owners 52 complaints in one year seems low.												1									1	1		1											4
168	8/4/2015	Building and Development	Of the complaints how many are renters vs. owners? Only 3%?												1									1	1		1											4
169	8/4/2015	Building and Development	What resources are available for homeowners to bring structures up to Code?		1					1									1	1																		4
170	8/4/2015	Building and Development	What is the proposed cost of inspection to cover costs?							1														1	1		1											4
171	8/4/2015	Building and Development	How many properties are Substandard?																					1	1		1											3
172	8/4/2015	Building and Development	Can we develop an agreed definition of 'Substandard Properties'?																					1	1		1											3
173	8/4/2015	Building and Development	Why register all properties when Building Department and Code Enforcement complaint numbers exist?																					1	1		1											3
174	8/4/2015	Building and Development	What happens to tenants living in buildings that are determined uninhabitable?							1			1	1	1									1	1		1											7
175	8/4/2015	Building and Development	Who notifies the tenants that the building they live in is determined to be uninhabitable?						1			1	1	1	1									1	1		1											7
176	8/4/2015	Building and Development	Are there requirements that the landlord provide relocation funding to tenants if the building is uninhabitable and they refuse to do the repairs?							1			1	1	1									1	1		1											7
177	8/4/2015	Building and Development	Does the City assist tenants with relocation if building is uninhabitable? If not who does?										1											1			1											3
178	8/4/2015	Building and Development	How many complaints about conditions come from tenants living in the unit?																					1	1		1											3
179	8/4/2015	Building and Development	Building dept. is an Enterprise Fund, revenue from permits / licences																					1														1
180	8/4/2015	Building and Development	Complete Safety Inspections \$175 (SFR) / 3-6 units \$250 7-50 units \$250+\$25 each unit over 6													1	1							1	1													4
181	8/4/2015	Building and Development	Imminent safety issue - no fee													1								1	1													3
182	8/4/2015	Building and Development	Inspections focus on building code violations not maintenance												1									1	1													3
183	8/4/2015	Building and Development	Inspections focus on electrical mechanical building permitting												1									1	1													3
184	8/4/2015	Building and Development	Mold - no criteria for inspecting mold, often overstated, Health Dept. doesn't inspect, landlord tenant issue												1									1	1													3
185	8/4/2015	Building and Development	Permits required																					1	1													2
186	8/4/2015	Building and Development	Lack of GFCI protections												1									1	1													3
187	8/4/2015	Building and Development	Loose connections and overloaded circuits cause fires												1									1	1													3
188	8/4/2015	Building and Development	Steps - variations specifications												1									1	1													3
189	8/4/2015	Building and Development	Missing handrails big problem												1									1	1													3
190	8/4/2015	Building and Development	Maintenance skills questionable, poor or unsafe repairs seen often												1									1	1													3
191	8/4/2015	Building and Development	Poor maintenance is not a criminal offense												1									1	1													3
192	8/4/2015	Building and Development	Can't get search warrant if tenant or owner denies access					1					1											1	1													5
193	8/4/2015	Building and Development	Insufficient staff to assist if relations																					1														1

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194	8/4/2015	Building and Development	Relocation orders - who deals with elderly / children / housing assistance alternatives								1										1	1														3	
195	8/4/2015	Building and Development	Follow up for second inspections: permits are based on inspection time only, letter writing, out of area owners, LLCs, registered letters required,												1							1	1													3	
196	8/4/2015	Building and Development	Letters of violations required before civil infractions can be written												1							1	1													3	
197	8/4/2015	Building and Development	re-inspections needed to verify conditions rectified												1							1	1													3	
198	8/4/2015	Building and Development	Suggest a registration program for all rentals - SFR or multi family																			1	1			1										3	
199	8/4/2015	Building and Development	Suggest recurring inspection program e.g. each 3 years												1	1						1	1													4	
200	8/4/2015	Building and Development	Dedicated staff to do inspections or deficiencies												1	1						1	1													4	
201	8/4/2015	Building and Development	Penalties for failure to register, correct, repeat inspections that waste time for no shows						1						1	1						1	1													5	
202	9/1/2015	Neighborhood Services	Enforces violations on private property and right of way																			1	1													2	
203	9/1/2015	Neighborhood Services	Seeks voluntary compliance to remove or recover																			1	1													2	
204	9/1/2015	Neighborhood Services	Restores public safety and quality of life in neighborhoods																			1	1													2	
205	9/1/2015	Neighborhood Services	Enforces - solid waste and refuse																			1	1													2	
206	9/1/2015	Neighborhood Services	Enforces - Zoning violations																			1	1													2	
207	9/1/2015	Neighborhood Services	Fire hazard and vegetation																			1	1													2	
208	9/1/2015	Neighborhood Services	vehicles - abandoned or junk																			1	1													2	
209	9/1/2015	Neighborhood Services	Right of way																			1	1													2	
210	9/1/2015	Neighborhood Services	substandard building																			1	1													2	
211	9/1/2015	Neighborhood Services	no records of landlords vs owners																			1	1			1										3	
212	9/1/2015	Neighborhood Services	Issues: Access to property to confirm violations																			1	1													2	
213	9/1/2015	Neighborhood Services	Issues: finding responsible parties					1														1	1													3	
214	9/1/2015	Neighborhood Services	Issues: access to funding - owner rehabilitation					1														1	1													3	
215	9/1/2015	Neighborhood Services	Issues: length of time to resolve violations						1													1	1													3	
216	9/1/2015	Neighborhood Services	Issues: resolution of substandard process is time intensive for staff						1													1	1													3	
217	10/6/2015	Minutes	Housing quality and health conditions are not exclusively to rental housing																			1	1				1							1		5	
218	10/6/2015	Minutes	Correlating data income to rentals - refer Housing Choice 2014 Update report																							1										1	
219	10/6/2015	Minutes	Housing quality may change over time - move in vs living in over time											1												1										2	
220	10/6/2015	Minutes	Spokane is low income / high smokers																														1			2	
221	10/6/2015	Minutes	Subsidized housing is already inspected to higher standard												1																					1	
222	10/6/2015	Minutes	waiting lists to get into housing															1															1	1		3	
223	10/6/2015	Minutes	High demand for low cost housing																															1	1	3	
224	10/6/2015	Minutes	individual behaviours has a major impact on health								1																								1	2	
225	10/6/2015	Minutes	what solutions are available to poor personal choices - hoarding/ unclean homes / poor education / poor hygiene			1						1		1																						1	4
226	10/6/2015	Minutes	Responsible renters classes	1								1	1								1													1		6	
227	10/6/2015	Minutes	Other agencies also monitor housing quality - Housing Authority																		1	1	1													3	
228	10/6/2015	Minutes	Tenant risks of reporting substandard housing									1	1		1					1						1										6	
229	10/6/2015	Minutes	Solid waste is the most common code violation complaint																			1	1			1										3	
230	10/6/2015	Minutes	Zombie or foreclosed properties are seen as landlord problems															1				1														4	
231	10/6/2015	Minutes	Tenants cant move because it costs money to move									1	1													1							1	1	1		5
232	10/6/2015	Minutes	difference between human health and structural health				1					1			1																				1	4	
233	10/6/2015	Minutes	need to understand the economic cost of doing things						1						1			1																		3	
234	11/10/2015	Spokane Fire Prevention	Improve quality of life through risk assessment, code enforcement, fire investigation and public education	1																		1	1										1			1	5
235	11/10/2015	Spokane Fire Prevention	Methods: Public Education, school fire drills, special investigations, Plan Review, Fire prevention systems, records mgmt., special event permits, site inspections	1																		1	1											1			4
236	11/10/2015	Spokane Fire Prevention	Limited commission officers - able to write civil infractions, investigate, site inspections, complaints, Notices of Violation																			1	1													3	
237	11/10/2015	Spokane Fire Prevention	Excludes SFR duplexes, less than 5 units																			1	1													3	
238	11/10/2015	Spokane Fire Prevention	No tracking of owner vs rental																			1	1			1										3	

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239	11/10/2015	Spokane Fire Prevention	Issues: Site access and site fire flow					1			1	1			1								1	1													6	
240	11/10/2015	Spokane Fire Prevention	Issues: Egress, exits extinguishers, premise and unit ID					1			1				1								1	1														5
241	11/10/2015	Spokane Fire Prevention	Issues: Maintain life systems, sprinklers or smoke detection systems (renewable activities)					1							1								1	1														4
242	11/10/2015	Spokane Fire Prevention	Issues: No Operating Permits are required																				1	1														2
243	11/10/2015	Spokane Fire Prevention	Issues: No routine annual building inspections. Complaint based unless there is an Operating Permit																				1	1														2
244	11/10/2015	Spokane Fire Prevention	Issues: Reviews 3rd party independent contractor reports																				1	1														2
245	11/10/2015	Spokane Fire Prevention	Issues: 820 sites (long term rentals or apartments) 39% had one or more NOV's issues in 2014												1								1															2
246	11/10/2015	Spokane Fire Prevention	Issues: Management / owners - who's in charge and where are they						1		1			1									1															4
247	11/10/2015	Spokane Fire Prevention	Issues: remote owners - not always active, difficult to contact, no onsite mgmt., 42% of owners live outside City						1														1															2
248	11/10/2015	Spokane Fire Prevention	Issues: Compliance based enforcement system - permit system, compliance date depends on number and severity of deficiencies												1								1	1		1												4
249	11/10/2015	Spokane Fire Prevention	Issues: civil infractions may be issued, repairs are made, no hangover from past problems												1								1															2
250	11/10/2015	Spokane Fire Prevention	Possible solutions: Inspections NOT based on complaints													1							1	1														3
251	11/10/2015	Spokane Fire Prevention	Possible solutions: 3rd party inspections												1								1	1														3
252	11/10/2015	Spokane Fire Prevention	Possible solutions: training program for property managers, owners, renters (housing stds, code requirements, landlord tenant laws)	1																					1													2
253	11/10/2015	Spokane Fire Prevention	Possible solutions: program to reward clean records and penalize repeat and consistent offenders												1								1	1														3
254	11/10/2015	Spokane Fire Prevention	Possible solutions: Rental Registration for all rentals or at least for consistent substandard units												1								1	1		1												4
255	11/10/2015	Spokane Fire Prevention	Possible solutions: Performance bond for frequent offenders												1								1	1		1												4
256	11/10/2015	Spokane Fire Prevention	Possible solutions: automatic charges for report submittals												1								1	1		1												4
257	11/10/2015	Spokane Fire Prevention	Possible solutions: change Municipal Code so Certificates are left to the discretion of the issuing officer												1								1	1		1												4
258	1/12/2016	Spokane Low Income H	Large number of chronic homeless																													1			1			2
259	1/12/2016	Spokane Low Income H	Homeless children																													1			1			2
260	1/12/2016	Spokane Low Income H	only 12 affordable housing units for 100 Extremely Low Income																1													1						3
261	1/12/2016	Spokane Low Income H	Low household income (25,000 households under \$15,000py)																1													1						3
262	1/12/2016	Spokane Low Income H	Large gap in affordable rentals																1													1	1					3
263	1/12/2016	Spokane Low Income H	Vacancy rate in affordable rentals is 2.3%																1													1	1					3
264	1/12/2016	Spokane Low Income H	Federal investment substantially reduced																1	1		1										1	1					5
265	1/12/2016	Spokane Low Income H	Low Income Housing Tax Credit - resulting in 252 new affordable rentals																1	1												1	1					4
266	1/12/2016	Spokane Low Income H	State Housing Trust Fund fell from \$200m to \$50m																1	1												1	1					4
267	1/12/2016	Spokane Low Income H	Advocate for an investment in the Housing Trust Fund to state legislators																1	1												1						3
268	1/12/2016	Spokane Low Income H	Encourage our City elected to take advantage of state enabled legislation to incentivize like density bonus, inclusionary housing, fee waivers or exemptions, parking reductions, and expedited permitting.																1	1			1	1								1						5
269	1/12/2016	Spokane Low Income H	Become more informed about affordable housing challenges and opportunities. Sign up to receive SLIHC's newsletter "The SLIHC Report"																		1												1					2
270	1/12/2016	Spokane Low Income H	Fund raising for affordable housing BD2263 passed in 2015 legislative session																1	1				1								1						4
271	1/12/2016	Spokane Low Income H	Increase sales tax by 1% to support provision for affordable housing																1					1								1						3
272	1/12/2016	Nonprofit rental provid	Funding for housing that is affordable to people of extremely low income.																1													1	1	1				4
273	1/12/2016	Nonprofit rental provid	Handling NIMBYism.																									1						1		1		3
274	1/12/2016	Nonprofit rental provid	Parking requirements.																																		1	1

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275	1/12/2016	Nonprofit rental provi	Rental caps established by HUD are generally low, resulting in lack of sufficient revenue to operate the housing community in the black														1		1																2			
276	1/12/2016	Nonprofit rental provi	Providing homes for high risk tenants with little or no support services available.							1	1								1										1	1		1				6		
277	1/12/2016	Possible Solutions	Successfully advocate for and attain public funding for housing.														1		1												1					4		
278	1/12/2016	Possible Solutions	Share information about housing development proposals with Neighborhood Councils and Business Associations early and often.		1															1																2		
279	1/12/2016	Possible Solutions	Permit automatic and significant reduction in parking requirements for multi family projects along major transit corridors.																				1													1	2	
280	1/12/2016	Possible Solutions	Secure operating and maintenance funding to keep properties affordable.														1	1																			2	
281	1/12/2016	Possible Solutions	Secure more support service funding for hard to serve populations and more partnerships with affordable houses to deploy those funds.														1	1														1					3	
282	1/12/2016	Spokane Housing Autho	Section 8 vouchers allows people to rent across City, adds to diversity and away from crime				1			1							1			1						1											7	
283	1/13/2016	Spokane Housing Autho	Typically Section 8 people has lower level of understanding - they understand the rules but need COMMUNICATION	1		1					1																							1				4
284	1/14/2016	Spokane Housing Autho	Communication - everyone operates on a different level of understanding	1		1																																2
285	1/15/2016	Spokane Housing Autho	Homeownership program to transition into purchasing their own home															1		1																		3
286	1/16/2016	Spokane Housing Autho	Homeless veterans program															1		1																		3
287	1/17/2016	Spokane Housing Autho	Family unification program																	1		1																3
288	1/18/2016	Spokane Housing Autho	City Home Program (high users) cos the city \$1m per year																	1		1																3
289	1/19/2016	Spokane Housing Autho	Affordable Housing Services Marilee and New Bader Haven - voucher based, helps people get off vouchers															1			1																	4
290	1/20/2016	Spokane Housing Autho	AHS - 4500 people on waiting list																	1																		3
291	1/21/2016	Spokane Housing Autho	AHS lots of vouchers go unused - HUD must use 98% so 30 go unused																	1																		3
292	1/22/2016	Spokane Housing Autho	AHS partner with other housing agencies																	1																		1
293	1/23/2016	Spokane Housing Autho	Large forum with private landlords, without landlord / tenant communication it is hard to get person into a home				1														1																	2
294	1/23/2016	Spokane Housing Autho	SHA wants to have ongoing communication with landlords - landlord association - partnerships				1														1																	2
295	1/23/2016	Spokane Housing Autho	Income discrimination (source of income) could help house some people						1										1													1		1				5
296	1/23/2016	Spokane Housing Autho	Housing choice program and vouchers helps people stay in housing																	1													1	1	1			4
297	1/23/2016	Spokane Housing Autho	Source of income discrimination - 2 or 3 times monthly income eliminates that portion					1		1									1																			4
298	1/23/2016	Spokane Housing Autho	Communicate why section 8 is successful and why it can be	1		1				1								1			1																	5
299	1/23/2016	Spokane Housing Autho	Developing partnerships with Landlords is difficult because there are many small and diverse landlords who don't always get together physically to address	1		1				1								1			1																	5
300	1/23/2016	Spokane Housing Autho	Landlords have had bad experiences with section 8 tenants and don't want to deal with the program	1		1				1								1			1																	5
301	1/23/2016	Spokane Housing Autho	Housing inspections are required for HUD funds - focus on safety, decent and sanitary											1	1					1																		3
302	1/23/2016	Spokane Housing Autho	Affordable housing means no person pays more than 30% of their gross monthly income on rent (HUD)						1														1															3
303	1/23/2016	Spokane Housing Autho	Voucher system means that tenant AND voucher contribute to meet the monthly rent	1	1			1		1		1								1																		6
304	1/23/2016	Spokane Housing Autho	affordable housing can be set by housing brackets (60% are median income) tax credit property	1																1															1			3
305	1/23/2016	Spokane Housing Autho	Misconception in housing choice program that you are forced to take on an undesirable tenant that can cause problems, you can have the same screening program, everything else is the same	1														1			1																	5

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306	1/23/2016	Spokane Housing Autho	Need to do solid screening for Section 8 subsidy, just like your normal program	1													1		1	1										1						5		
307	1/23/2016	Spokane Housing Autho	Landlords should continue to do property condition reports, force tenants to do a repayment process, Section 8 will drop tenant if tenant doesn't meet repayment program	1												1	1		1	1											1						6	
308	1/23/2016	Spokane Housing Autho	Need for education regarding some issues related to public housing	1																1											1						3	
309	1/23/2016	Spokane Housing Autho	Section 8 stigma	1		1															1										1						4	
310	3/22/2016	Landlord Representative	Facts: 47% of housing in City of Spokane are Rentals	1					1								1				1										1	1	1				6	
311	3/22/2016	Landlord Representative	Facts: Ave 2.5 persons per household - there are 99,944 people accommodated in rentals (City population is 212,000)	1					1								1															1	1	1				6
312	3/22/2016	Landlord Representative	Facts: 19.9% of people in CoS live in poverty and are concentrated in rental housing - landlords (public and private carry this burden)	1					1								1															1	1	1				6
313	3/22/2016	Landlord Representative	Facts: Investment in rental properties exceed \$3 BILLION)	1													1					1	1														5	
314	3/22/2016	Landlord Representative	Facts: Owners pay \$39M in property taxes, \$33M in utilities (10% of City budget)	1					1								1					1	1														5	
315	3/22/2016	Landlord Representative	Facts: Rental income generated is \$297M (12% of Spokane GDP)	1					1								1					1	1														5	
316	3/22/2016	Landlord Representative	Facts: Dwindling housing stock / ageing infrastructure / confrontational problems resolution	1					1								1					1	1									1						6
317	3/22/2016	Landlord Representative	Facts: Little support for landlords / low profitability in rental properties considering long term replacement	1					1								1						1	1								1						6
318	3/22/2016	Landlord Representative	Facts: high capital cost to provide rental housing, no investment incentives and more governance	1					1								1																					3
319	3/22/2016	Landlord Representative	Facts: Profit myth, traditional "Cash on Cash" measure excludes long term replacement.	1					1								1																					3
320	3/22/2016	Landlord Representative	Facts: Buildings have a useful lifecycle, older building require more capital repairs	1					1								1																					3
321	3/22/2016	Landlord Representative	Concerns: Poverty - 19.9% of people live under poverty line	1					1								1		1														1	1				6
322	3/22/2016	Landlord Representative	Major Concerns: average family income is \$48,000. 25% of households earn under \$15,000	1					1								1		1														1	1				6
323	3/22/2016	Landlord Representative	Major Concerns: 44% of renters live under the poverty line	1					1								1		1														1	1				6
324	3/22/2016	Landlord Representative	Major Concerns: landlords provide a disproportionate support for those in poverty	1					1								1		1														1	1				6
325	3/22/2016	Landlord Representative	Major Concerns: Poor data collection by public and city agencies, don't collect accurate data on landlord vs tenant problems																					1													1	
326	3/22/2016	Landlord Representative	Major Concerns: existing agency systems are ineffective. Limited by resources or scope. Police / Fire / Health / Code Enforcement / Building Services																	1		1	1		1												4	
327	3/22/2016	Landlord Representative	Major Concerns: Residential Rentals are long term and provide low long term profitability, need to set aside money for repairs	1					1								1																					3
328	3/22/2016	Landlord Representative	Major Concerns: Increased costs or legislation will result in rent increases to tenants or a reduction in affordable rental housing stock	1					1								1						1										1					5
329	3/22/2016	Landlord Representative	Major Concerns: Problems solving is limited, combative, costly and takes time				1		1		1		1				1																					5
330	3/22/2016	Landlord Representative	Specific concerns: Low income in Spokane																														1	1				2
331	3/22/2016	Landlord Representative	Specific concerns: High ageing properties						1								1																					2
332	3/22/2016	Landlord Representative	Specific concerns: Less rental properties						1								1																1	1				4
333	3/22/2016	Landlord Representative	Specific concerns: Lack of affordable housing						1								1																1	1				4
334	3/22/2016	Landlord Representative	Specific concerns: B.A.D. Neighborhoods (Breaching Rules, Antisocial Behavior, Damage Property)						1										1							1							1		1	1		7
335	3/22/2016	Landlord Representative	Specific concerns: B.A.D. Landlords (Breaching Rules, Antisocial Behavior, Damage Property)				1		1										1								1						1		1	1		8
336	3/22/2016	Landlord Representative	Specific concerns: B.A.D. tenants (Breaching Rules, Antisocial Behavior, Damage Property)						1		1								1								1						1		1	1		8
337	3/22/2016	Landlord Representative	Specific concerns: Existing Compliance Systems don't work																			1	1		1												3	
338	3/22/2016	Landlord Representative	Specific concerns: Mandatory inspections are ineffective, costly and wont resolve issues												1																						1	

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339	3/22/2016	Landlord Representative	Additional costs for Registration or Mandatory Inspections have to be passed on because long term profit margins are low							1						1		1							1						1	1					6
340	3/22/2016	Landlord Representative	Rental inspection costs would be passed on to renters							1						1		1																			3
341	3/22/2016	Landlord Representative	If landlords cant afford capital repairs because of low margin properties will be taken off the market and reduce the amount of housing available.							1					1	1		1													1	1					6
342	3/22/2016	Landlord Representative	Landlords can be reported for non compliance - Code Enforcement, Building Inspections, Health Dept., Police Dept., Attorney Generals Department, Centre of Justice, NW Housing Alliance, LLT Act provides for no discrimination for complainants					1				1			1						1	1	1						1								7
343	3/22/2016	Landlord Representative	Landlords / Tenants / Neighborhoods have different perspectives of the rental housing issues. There is a need for understanding and compromise	1		1																															2
344	3/22/2016	Landlord Representative	Providing rental housing is not considered a business							1								1						1	1												4
345	3/22/2016	Landlord Representative	Lack of data on properties - owner vs rented																						1												1
346	5/4/2016	Survey Resources and R	Survey resources available - informal, CoS subscription to survey tools, Local Professional Research Firms																						1												1
347	5/4/2016	Survey Resources and R	Lack of specific research on Spokane issues																						1												1
348	5/4/2016	Survey Resources and R	National surveys: American Housing Survey, Portland Quality Rental Housing Workgroup, Eviction Study, refer annotated Bibliography																						1												1
349	4/26/2016	Neighborhood Represe	Desire: increasing the availability of healthy, safe and sustainable long-term rental housing improves livability and economic viability of the overall community				1			1								1																1			4
350	4/26/2016	Neighborhood Represe	Characteristics: functional attributes, transport, architecture, social interaction, community involvement, sustainability, sustainable environment and memorable character												1																					1	2
351	4/26/2016	Neighborhood Represe	Major issues: Negative impacts of poorly maintained rental properties - health, safety, property value, quality of life													1																					1
352	4/26/2016	Neighborhood Represe	Major issues: Absentee landlords - inability to contact, no oversight, delayed response, lack of accountability, owner vs manager						1							1																					2
353	4/26/2016	Neighborhood Represe	Major issues: Transiency within neighborhoods - lots of moving, don't know neighbors, instability for children, loss of neighborhood security and identity									1																						1		1	3
354	4/26/2016	Neighborhood Represe	Major issues: Lack of legal protection / recourse for neighbors - limited options Code Enforcement, addresses only external issues, difficult in identifying accountable party, fear of retaliation from complaints																					1													1
355	4/26/2016	Neighborhood Represe	Conclusion: #1 gap is ACCOUNTABILITY					1	1			1			1																						4
356	4/26/2016	Neighborhood Represe	Conclusion: who is responsible for poorly maintained properties					1	1						1																						3
357	4/26/2016	Neighborhood Represe	Conclusion: without local contact, absentee landlords no ability to resolve issues						1						1																						2
358	4/26/2016	Neighborhood Represe	Conclusion: frequent movers diminishes social capital for all generations									1																						1		1	3
359	4/26/2016	Neighborhood Represe	Conclusion: neighbors have no resources beyond Code Enforcement to remedy negative impacts																					1			1						1		1		4
360	4/26/2016	Neighborhood Represe	Issue: Spokane tenants are rent burdened - 48% of population rents, 55.4% pay more than 30% of monthly income on rent, 47.1% pay more than 35%																													1	1	1			3
361	5/10/2016	Tenant Representative	Issue: low income have few housing options - costly to move, vacancy rate is low																													1	1	1			3
362	5/10/2016	Tenant Representative	Issue: not enough subsidized low income housing - 12 of 100 very low / extremely low tenants get subsidized housing																													1	1	1			3
363	5/10/2016	Tenant Representative	Issue: subsidized housing require annual inspections, market rental have no inspections													1																	1				2
364	5/10/2016	Tenant Representative	Issue: Evictions and reasonable fear of evictions									1																			1						2
365	5/10/2016	Tenant Representative	Issue: Lack of data collection on rental housing and housing assistance																		1				1								1				3

Item	Meeting	Where the issue was raised (Minutes / Presentation / Questions)	Issue Identified	Training Education needs opportunities	Resources for Landlords	Communication / Points of view	Landlord Behavior	Property contact details Owner / Manager	Landlord Financial Costs, profitability	Property Managers	Tenant Behavior	Tenant support	Owner/Tenant - Problem Resolution, court, mediation	Property - Design, Repair, Condition, Mgt, internal rules, mgt actions	Property Inspections - mandatory	Property Condition Inspections (Landlord / Tenant)	Housing stock available	Funding Fed State Grants - homes and construction	Tenant selection criteria / Discrimination	Agencies	Lenders / Insurer	Police, Fire, Building, Code, Health	Legislation - Landlord Tenant Act - Zoning - Standards	Registration / Licensing	Data on Problem areas	Crime / Safety	Neighborhoods - Abilities, actions, interests	Evictions	Homelessness	Affordable - cost and availability of rentals	Income / Poverty	Social Impacts	Property's Values - house and for neighborhood houses	Health - individual and community wellbeing	Public infrastructure	Total		
366	5/10/2016	Tenant Representative	Issue: Substandard housing is a health hazard for tenants and neighbors											1																		1		1		3		
367	5/10/2016	Tenant Representative	Issue: Substandard housing is costly for all Spokane residents and tenants - los of substandard housing, fire dept. hazards, homelessness is costly and devastating											1									1											1		3		
368	5/10/2016	Tenant Representative	Issue: Healty and stable housing is good for tenants landlords and neighborhoods -0 diversity, vibrancy, local economy, greater change of success in employment and education, safety creates community involvement											1																				1		2		
369	5/10/2016	Tenant Representative	Resources: resources to assist tenants in Spokane are scarce, limited or non-existent - legal resources, financial assistance, tenant education, tenants rights information, mediation costly		1							1																									2	
370	5/10/2016	Tenant Representative	Resources: Landlord / Tenant Act - allows landlords to give notices, tenant must initiate and enforce remedies for no repairs, tenant limited to deducting repairs from rent, no agency to call				1				1												1														3	
371	5/10/2016	Tenant Representative	Resources: LLTA - 20 day notice evictions, tenants cant defend				1				1												1														3	
372	5/10/2016	Tenant Representative	Resources: City agencies (Code enforcement, building, SPD, Fire, Health) - risk of eviction is report conditions resulting in building condemnation		1									1								1	1						1	1							6	
373	5/10/2016	Tenant Representative	Resources: City agencies - no registry to foster communication between agencies and landlords			1																			1												2	
374	5/10/2016	Tenant Representative	Resources: City agencies - all recommend rental inspection program to fully address housing issues																			1		1													2	
375	5/10/2016	Tenant Representative	Gaps: No laws to protect tenants from no cause termination and eviction									1											1						1								3	
376	5/10/2016	Tenant Representative	Gaps: Inadequate legal representation for tenants in unlawful detainer actions									1											1														2	
377	5/10/2016	Tenant Representative	Gaps: Inconsistent and insufficient tenant assistance programs		1						1												1														3	
378	5/10/2016	Tenant Representative	Gaps: not enough subsidized affordable housing for low income tenants														1															1					2	
379	5/10/2016	Tenant Representative	Gaps: no registration or inspection of market rate rental property											1										1													2	
380	5/10/2016	Tenant Representative	Gaps: No reporting agency to review notices to tenants and establish records and statistics		1																1			1													3	
381	5/10/2016	Tenant Representative	Gaps: tenant education classes and workshops do not reach enough tenants. Tenants are not prepared when they are served with a notice or need repairs	1								1																										2
382	5/10/2016	Tenant Representative	Recommendations: Spokane adopt Housing Security Ordinance that will eliminated no cause evictions																			1	1						1								3	
383	5/10/2016	Tenant Representative	Recommendations: Spokane establish a rental registry and inspection program						1						1										1													3
384	5/10/2016	Tenant Representative	Recommendations: Spokane adopt provisions in the LLTA to provide relocation assistance to tenants and hold landlords accountable				1		1		1						1						1															5
385	5/10/2016	Tenant Representative	Recommendations: Spokane establish an Office of Tenants Services to enforce notice requirements, assist tenants and collect data and offer tenant education classes	1								1										1	1															4
386	5/10/2016	Tenant Representative	Recommendations: Spokane offer no cost mediation to landlords and tenants in disputes that would otherwise result in legal action									1																										1
387	5/10/2016	Tenant Representative	Recommendations: Financial assistance for small scale landlords who require repair due to malicious destruction to property that would otherwise remove the property from the rental market						1		1			1				1																			4	
388	5/10/2016	Tenant Representative	Recommendations: Increase subsidized low income rental housing in Spokane															1														1	1	1				4
389	6/4/2016	Minutes - Summary of H	Absentee Landlords				1																														1	
390	6/4/2016	Minutes - Summary of H	Ageing Properties					1						1				1																			3	
391	6/4/2016	Minutes - Summary of H	Compliance Systems Inadequate or Lack Resources																1			1	1														3	
392	6/4/2016	Minutes - Summary of H	Health Impacts and Costs of Substandard Properties						1					1				1																	1		4	
393	6/4/2016	Minutes - Summary of H	Improper or Lack of Maintenance and Repairs						1					1				1																	1		4	

Item	Meeting	Where the issue was raised (Minutes / Presentation / Questions)	Issue Identified	Training Education needs opportunities	Resources for Landlords	Tenants Neighborhoods	Communication / Points of view	Landlord Behavior	Property contact details Owner / Manager	Landlord Financial Costs, profitability	Property Managers	Tenant Behavior	Tenant support	Owner/Tenant - Problem Resolution, court, mediation	Property - Design, Repair, Condition, Mgt, internal rules, mgt actions	Property Inspections - mandatory	Property Condition Inspections (Landlord / Tenant)	Housing stock available	Funding Fed State Grants - homes and construction	Tenant selection criteria / Discrimination	Agencies	Lenders / insurer	Police, Fire, Building, Code, Health	Legislation - Landlord Tenant Act - Zoning - Standards	Registration / Licensing	Data on Problem areas	Crime / Safety	Neighborhoods - Abilities, actions, interests	Evictions	Homelessness	Affordable - cost and availability of rentals	Income / poverty	Social Impacts	Property Values - house and for neighborhood houses	Health - individual and community wellbeing	Public infrastructure	Total	
394	6/4/2016	Minutes - Summary of	Insufficient Landlord Knowledge and Education	1																																	1	
395	6/4/2016	Minutes - Summary of	Insufficient Rental Housing Data																																		1	
396	6/4/2016	Minutes - Summary of	Insufficient Tenant Education and Empowerment	1	1							1	1																								4	
397	6/4/2016	Minutes - Summary of	Lack of Neighborhood Empowerment	1																																	2	
398	6/4/2016	Minutes - Summary of	Lack of On-Site Management					1	1		1																		1								3	
399	6/4/2016	Minutes - Summary of	Landlords Unable to Afford Repairs					1		1																											4	
400	6/4/2016	Minutes - Summary of	Landlords' Unwillingness to Evict Tenants					1	1	1																						1	1		1		7	
401	6/4/2016	Minutes - Summary of	Negative Impacts of Eviction					1	1	1	1	1																				1	1	1			9	
402	6/4/2016	Minutes - Summary of	Neighborhood Transiency						1																												2	
403	6/4/2016	Minutes - Summary of	Tenant Behavior	1								1	1										1									1		1			5	
404	6/4/2016	Minutes - Summary of	Tenants Unable to Afford Adequately Maintained Housing							1			1																				1	1	1			5
405	6/4/2016	Meeting - Existing progr	C.O.P.S. Block Watch and Neighborhood Observation Patrol	1	1																	1															4	
406	6/4/2016	Meeting - Existing progr	C.O.P.S. Code Enforcement Reporting	1	1																	1															4	
407	6/4/2016	Meeting - Existing progr	C.O.P.S. Crime Free Multi-Housing Program	1	1																	1															4	
408	6/4/2016	Meeting - Existing progr	C.O.P.S. Safe Streets	1	1																	1															4	
409	6/4/2016	Meeting - Existing progr	City of Spokane Building and Developer Services	1	1										1								1														4	
410	6/4/2016	Meeting - Existing progr	City of Spokane Code Enforcement		1										1								1														4	
411	6/4/2016	Meeting - Existing progr	City of Spokane Nuisance Property Ordinance		1																		1														3	
412	6/4/2016	Meeting - Existing progr	Gonzaga Center for Law and Justice, University Legal Assistance		1								1									1	1														4	
413	6/4/2016	Meeting - Existing progr	Landlord Association of the Inland Northwest Landlord Education and Legal Resources	1	1			1			1				1							1	1														8	
414	6/4/2016	Meeting - Existing progr	Northwest Justice Project CLEAR Hotline	1	1							1	1									1	1															6
415	6/4/2016	Meeting - Existing progr	Rental Housing Association of Washington Member Resources	1	1			1														1															4	
416	6/4/2016	Meeting - Existing progr	SNAP Weatherization Program	1	1			1				1			1							1															6	
417	6/4/2016	Meeting - Existing progr	SNAP/Living Green DIY Minor Home Repairs	1	1			1							1																						5	
418	6/4/2016	Meeting - Existing progr	SNAP/Living Green Healthy Homes	1	1							1			1																						5	
419	6/4/2016	Meeting - Existing progr	Solid Ground Tenant Services		1							1										1															3	
420	6/4/2016	Meeting - Existing progr	Spokane County Bar Association Volunteer Lawyers Program		1							1										1															3	
421	6/4/2016	Meeting - Existing progr	Spokane Fire Department Permit System		1										1								1														3	
422	6/4/2016	Meeting - Existing progr	Tenants Union Tenants Rights Hotline and Walk-In Clinics		1							1										1															3	
423	6/4/2016	Meeting - Existing progr	Washington DSHS Additional Requirements for Emergent Needs (AREN)		1							1										1															3	
424	6/4/2016	Meeting - Existing progr	Washington Landlord Association Member Services & Advice Line for Landlord Members and Tenants		1							1										1															3	
425	6/4/2016	Meeting - Existing progr	Washington Law Help		1							1											1														3	
426	6/4/2016	Meeting - Existing progr	Washington State 211		1							1											1														3	
427	6/4/2016	Meeting - Existing progr	Washington State Bar Association Moderate Means Program		1							1										1															3	
428	6/4/2016	Meeting - Existing progr	Washington State Landlord Tenant Act		1							1												1													3	
429	6/4/2016	Meeting - Existing progr	Washington Web Lawyer Legal Advice		1							1										1															3	
430	6/4/2016	Meeting - Existing progr	Catholic Charities		1							1										1															4	
431	6/4/2016	Meeting - Existing progr	EPA		1							1										1															4	
432	6/4/2016	Meeting - Existing progr	FULCRUM		1							1	1									1															5	
433	6/4/2016	Meeting - Existing progr	HUD	1	1							1										1															5	
434	6/4/2016	Meeting - Existing progr	NW Fair Housing Alliance	1	1							1										1															5	
435	6/4/2016	Meeting - Existing progr	Public Housing Agency		1							1										1															4	
436	6/4/2016	Meeting - Existing progr	SNAP Rapid rehousing	1	1							1										1															5	
437	6/4/2016	Meeting - Existing progr	Spokane Housing	1	1							1										1															6	
438	6/4/2016	Meeting - Existing progr	Spokane Health Department	1	1							1			1								1														6	
439	6/4/2016	Meeting - Existing progr	Transitions	1	1							1										1															5	
440	6/4/2016	Meeting - Existing progr	VET programs	1	1							1										1															5	
441	6/4/2016	Meeting - Existing progr	Women's Hearth Responsible Rental Program	1	1							1										1															5	
				114	55	32	75	34		83	45	73	53	42	140	26	15	64	17	27	71	6	186	162	13	81	46	32	19	52	68	23	40	18	63	4	1779	

Item	Date of meeting	Where the issue was raised (Minutes / Presentation / Questions)	Issue Identified
1	6/26/2015	NAI/Black IREM	Inspections help to create a budget for maintenance
2	6/26/2015	NAI/Black IREM	Maintenance is budgeted because lenders require it for properties
3	6/26/2015	NAI/Black IREM	IREM provides education materials and certification to property managers
4	6/26/2015	NAI/Black IREM	NAI/Black does property inspections
5	6/26/2015	NAI/Black IREM	No one place for tenant to go to get alternative housing or to know how to use landlord/tenant law
6	6/26/2015	NAI/Black IREM	For tenants the LLTact changes frequently
7	6/26/2015	NAI/Black IREM	Common misunderstanding or lack of education on LLTA on tenant and for smaller landlords
8	6/26/2015	NAI/Black IREM	Crime free multi family housing education but there is lack of physical response from Police
9	6/26/2015	NAI/Black IREM	IREM provides once a year training in small group setting and charges for training education materials and certification to property managers
10	6/26/2015	NAI/Black IREM	IREM pays NW Fair Housing \$500 per property to do discrimination testing at the property
11	6/26/2015	NAI/Black IREM	Resident property managers are given monthly training and safety training seasonally
12	6/26/2015	NAI/Black IREM	Different investment goals for large vs small investors
13	6/26/2015	NAI/Black IREM	Landlord goals different to tenant goals
14	6/26/2015	NAI/Black IREM	Landlord goals different to neighborhood goals
15	6/26/2015	NAI/Black IREM	NAI offers dispute resolution internally and with 3rd party
16	6/26/2015	NAI/Black IREM	Emergency contacts for property
17	6/26/2015	NAI/Black IREM	Large scale properties 40+ have a property manager (by lender requirements)
18	6/26/2015	NAI/Black IREM	HUD does not require leases and no reason for non-renewal
19	6/26/2015	NAI/Black IREM	Major reason for not housing is for felony or sex offender status. Avenues for dispute resolution if denied but this is low usage
20	6/26/2015	NAI/Black IREM	Screening process is told upfront, tenant can still apply
21	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools used: Patrol/Compstat/Hot spot / Neighborhood Conditions Officers / Civil Enforcement
22	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest Letters Notice of arrest letters - to landlords advising of violent crime at their property, mandated by statute
23	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest Letters - 75% of violent crime letters are to rental properties (155/206)
24	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest letters - 38% SFH/19% to 2-5 units 43% to 6+ units
25	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest letters - immediate if controlled substance
26	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest letters - after search warrant executed
27	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest letters - property will be subject to seizure and forfeiture if activity continues
28	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Arrest letters - CONTROLLED substances - 76% involved rentals
29	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Letters can be used as evidence to evict
30	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	In domestic violence victim cannot be evicted
31	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	57% of landlords advised they are addressing problem
32	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	50% of crime occurs in 5% of areas
33	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Focus on locations that attract crime not just offender
34	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Crime triangle - Handler manages offender. Guardian watches victim. Manager watches property
35	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Living conditions - Safety systems vs no safety systems
36	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Living conditions - well maintained vs poorly maintained
37	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Living conditions - on site mgmt. vs no or minimal management
38	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Living conditions - owner investment vs no or minimal investment
39	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Living conditions - management expectation of tenant - vs no or little expectations
40	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Building damage / graffiti / garbage and junk / mold and water leaks
41	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Quality of life - affordable
42	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Quality of life - better living conditions
43	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Quality of life - more crime and more fear
44	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Quality of life - feel safe
45	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Quality of life - where would you rather live
46	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - Background checks
47	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - Criminal history checks
48	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - Income requirements
49	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - Rental history check
50	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - on site manager
51	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - evictions done when necessary
52	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - maintenance kept up
53	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Positive influential factors - expectations of tenants
54	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - Unwilling to invest (no upkeep)
55	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - lack of safety measures smoke detectors, lighting, security locks
56	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - no upkeep on apartments - no tenant motivation
57	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - no on site mgmt. or poor manager
58	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - no enforcement of rules or code of conduct
59	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - poor rental contracts. Not willing to evict
60	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors - tenants can be positive or negative
61	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Cost to community - victimized - victim and others - insurance / medical
62	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Cost to community - reduce property values
63	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Cost to community - high cost of policing
64	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Change physical environment impacts criminal behavior, surveillance, access control
65	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Physical design
66	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Who is in charge and access
67	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Graffiti
68	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools that could help - licences to operate
69	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools that could help - periodic inspections
70	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools that could help - education for landlords
71	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools that could help - education for tenants
72	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tools that could help - Crime prevention through environmental design

73	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Negative influential factors -
74	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	List of legal aid resources
75	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Tenant Education
76	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Could licensing be implemented
77	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Should landlord be notified if tenant released from jail
78	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Recommend eviction after first criminal offense
79	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Eviction necessary after repeat offences
80	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	What SLIHC program for high risk tenants to get back into housing
81	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Database of landlord would be useful to notify if tenant was arrested
82	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Crime problems are not unique to large complexes
83	7/7/2015	Spokane Police Dept. - Sergeant Dan Ervin	Legal processes are lengthy and risk displacement
84	8/4/2015	CoS Rental Unit Data	Lack of specific data to identify rental units
85	8/4/2015	Health District	Advocate and educate- impact quality housing has on public health
86	8/4/2015	Health District	Housing and the effects on health on child development
87	8/4/2015	Health District	Adverse health effects of low quality housing environments (biological, chemical, heat, cold, moisture)
88	8/4/2015	Health District	Emotional and behavioral development strongly correlated to quality of housing
89	8/4/2015	Health District	Spokane area specific health impacts
90	8/4/2015	Health District	Poor quality or unrepaired structural components: broken, missing, unrepaired
91	8/4/2015	Health District	Poor quality housing: learning success and educational attainment- Lead, behavioral, psychological, educational attainment, etc.
92	8/4/2015	Health District	Local info: 2009- Odds Against Tomorrow. Life expectancy based on neighborhood 84.03(Southgate) vs 66.17(Riverside)
93	8/4/2015	Health District	Hillyard report- availability and quality of housing stock in Hillyard neighborhood
94	8/4/2015	Health District	Public Health Nurse: do NOT do home inspections, assess health and home safety, parent-child relationship, educate: parenting, healthy, child development, safety, Advocate
95	8/4/2015	Health District	Uniform Law Commission: renters typically feel powerless in negotiations with landlords whether in luxury apt or shack
96	8/4/2015	Health District	Understanding of rights as renters
97	8/4/2015	Health District	Relationship between quality of housing and health
98	8/4/2015	Health District	CDC: Advancing Healthy Homes- 8 characteristics that qualify a healthy home: dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled
99	8/4/2015	Health District	Costs to society: health and education and welfare
100	8/4/2015	Health District	Recommendations based on research: how to collect data? Sounds and collaborative data, well managed units provided for better health and safety conditions, housing assessments for low income residents, license and inspections program
101	8/4/2015	Health District	Using social and specialized training to assess
102	8/4/2015	Health District	Ensure Housing Quality: World Heath Org, CDC, HUD all acknowledge connection between housing and health. Refinement of housing code, dev. Of national building standards, inclusionary zoning: mixed income neighborhoods
103	8/4/2015	Health District	Rental education training: landlord-tenant education/understanding, renter training programs, CPED, property management training
104	8/4/2015	Health District	Registry and inspection program
105	8/4/2015	Health District	All voucher programs require inspections
106	8/4/2015	Health District	Income is one of the social determinants of health
107	8/4/2015	Health District	For public health, What is the minimum standard of health
108	8/4/2015	Health District	What is the class action suit on lead exposure in Hillyard
109	8/4/2015	Health District	How does the health dept. contribute to education, breaking the cycle and preventing getting into a substandard place
110	8/4/2015	Health District	Motivate landlords through ordinance
111	8/4/2015	Health District	What happens to tenants if we get tough on housing standards
112	8/4/2015	Health District	Should just cause eviction be used to avoid tenant requesting repairs
113	8/4/2015	Health District	Faulty construction or neglected maintenance causes structural hazards in home
114	8/4/2015	Health District	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects health
115	8/4/2015	Health District	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects children development and learning
116	8/4/2015	Health District	Insufficient local housing information
117	8/4/2015	Health District	Generalized state and national data to local conditions
118	8/4/2015	Health District	Information from professionals fire police health
119	8/4/2015	Health District	Information from willing renters
120	8/4/2015	Health District	Indoor allergens ventilation damp mold contribute to respiratory diseases
121	8/4/2015	Health District	Poor insulation leads to extremes in heat cold leads to cardio vascular disease
122	8/4/2015	Health District	areas of high housing violations linked to 2x hospitalization
123	8/4/2015	Health District	homes needing repair increased risk by 4x to preschoolers
124	8/4/2015	Health District	Lead poisoning leads to brain damage. 24m US homes have lead hazards
125	8/4/2015	Health District	Spokane class action lawsuit 2015
126	8/4/2015	Health District	Poor quality homes least to psychological and physiological stress
127	8/4/2015	Health District	IN Spokane people live in sheds, exposed wiring, chipping lead paint, holes in exterior walls non functioning toilets, leaking pipes, mold, floor holes, electricity by extensions
128	8/4/2015	Health District	Tenants don't report because fear of homelessness or losing kids to CPS intervention
129	8/4/2015	Health District	CDC work group: Primary criteria for healthy housing: Dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled
130	8/4/2015	Health District	Data collection mechanism for assessing housing quality
131	8/4/2015	Health District	Collaboration between public health, city, landlords, tenants to IMPROVE HOUSING QUALITY
132	8/4/2015	Health District	Well maintained units provide better heat conditions
133	8/4/2015	Health District	Housing assessments for low-income households
134	8/4/2015	Health District	Licences for rental property, inspections and Code enforcement for lead exposure

135	8/4/2015	Health District	Local housing data: Use social service type home visitors to reduce burden on code enforcement
136	8/4/2015	Health District	Local housing data: Specialized training and funding for housing quality
137	8/4/2015	Health District	Ensure housing Quality: healthy conditions ensured and maintained in existing housing stock
138	8/4/2015	Health District	Ensure housing Quality: Focus on comprehensive health standards
139	8/4/2015	Health District	Ensure housing Quality: Holistic approach to correct dilapidated or poor faulty housing at once
140	8/4/2015	Health District	Ensure housing Quality: refine housing codes to reflect healthy housing
141	8/4/2015	Health District	Ensure housing Quality: develop national standards
142	8/4/2015	Health District	Ensure housing Quality: inclusionary zoning
143	8/4/2015	Health District	Rental education: landlord - tenant education
144	8/4/2015	Health District	Rental education: expansion to renter training programs SNAP Ready To Rent
145	8/4/2015	Health District	Rental education: Landlords CPTED
146	8/4/2015	Health District	Rental education: Explore property management training
147	8/4/2015	Health District	Registry programs: contact information to resolve problems
148	8/4/2015	Health District	Registry programs: pilot voluntary inspection . Certification program
149	8/4/2015	Health District	Registry programs: full licensure and inspection programs
150	8/4/2015	CoS James Caddey	Housing quality - subjective assessments for Exterior Physical Conditions
151	8/4/2015	Building and Development Services COS	If registration and inspection didn't occur then there could be penalties
152	8/4/2015	Building and Development Services COS	Penalties in stead of Registration
153	8/4/2015	Building and Development Services COS	Reverse Condemnation
154	8/4/2015	Building and Development Services COS	No tracking by Code Endorsement of Rental Properties vs Owners
155	8/4/2015	Building and Development Services COS	No tracking by Building Inspections of Rental Properties vs Owners
156	8/4/2015	Building and Development Services COS	Resources end referrals are available to tenants if housing is uninhabitable
157	8/4/2015	Building and Development Services COS	Code violation - can penalties be made to problem causer (landlord or tenants)
158	8/4/2015	Building and Development Services COS	No tracking system for number of substandard properties - each dept. records separately
159	8/4/2015	Building and Development Services COS	GAP Identified: no tracking for all complaints regarding rentals; data lacks possible real number of rental properties with issues?
160	8/4/2015	Building and Development Services COS	GAP possible solution: reverse condemnation?
161	8/4/2015	Building and Development Services COS	How many buildings are Substandard by the Code criteria?
162	8/4/2015	Building and Development Services COS	How would you get those who aren't following the rules?
163	8/4/2015	Building and Development Services COS	What resources are available for relocation due to Substandard Building?
164	8/4/2015	Building and Development Services COS	Who and how can a Code Complaint be made?
165	8/4/2015	Building and Development Services COS	How are the Gonzaga student rental units coded?
166	8/4/2015	Building and Development Services COS	Of the 1000's of property owners 52 complaints in one year seems low.
167	8/4/2015	Building and Development Services COS	Of the complaints how many are renters vs. owners? Only 3%?
168	8/4/2015	Building and Development Services COS	What resources are available for homeowners to bring structures up to Code?
169	8/4/2015	Building and Development Services COS	What is the proposed cost of inspection to cover costs?
170	8/4/2015	Building and Development Services COS	How many properties are Substandard?
171	8/4/2015	Building and Development Services COS	Can we develop an agreed definition of 'Substandard Properties'?
172	8/4/2015	Building and Development Services COS	Why register all properties when Building Department and Code Enforcement complaint numbers exist?
173	8/4/2015	Building and Development Services COS	What happens to tenants living in buildings that are determined uninhabitable?
174	8/4/2015	Building and Development Services COS	Who notifies the tenants that the building they live in is determined to be uninhabitable?
175	8/4/2015	Building and Development Services COS	Are there requirements that the landlord provide relocation funding to tenants if the building is uninhabitable and they refuse to do the repairs?
176	8/4/2015	Building and Development Services COS	Does the City assist tenants with relocation if building is uninhabitable? If not who does?
177	8/4/2015	Building and Development Services COS	How many complaints about conditions come from tenants living in the unit?
178	8/4/2015	Building and Development Services COS	Building dept. is an Enterprise Fund, revenue from permits / licences
179	8/4/2015	Building and Development Services COS	Complete Safety Inspections \$175 (SFR) / 3-6 units \$250 7-50 units \$250+\$25 each unit over 6
180	8/4/2015	Building and Development Services COS	Imminent safety issue - no fee
181	8/4/2015	Building and Development Services COS	Inspections focus on building code violations not maintenance
182	8/4/2015	Building and Development Services COS	Inspections focus on electrical mechanical building permitting
183	8/4/2015	Building and Development Services COS	Mold - no criteria for inspecting mold, often overstated, Health Dept. doesn't inspect, landlord tenant issue
184	8/4/2015	Building and Development Services COS	Permits required
185	8/4/2015	Building and Development Services COS	Lack of GFCI protections
186	8/4/2015	Building and Development Services COS	Loose connections and overloaded circuits cause fires
187	8/4/2015	Building and Development Services COS	Steps - variations specifications
188	8/4/2015	Building and Development Services COS	Missing handrails big problem
189	8/4/2015	Building and Development Services COS	Maintenance skills questionable, poor or unsafe repairs seen often
190	8/4/2015	Building and Development Services COS	Poor maintenance is not a criminal offense
191	8/4/2015	Building and Development Services COS	Cant get search warrant if tenant or owner denies access
192	8/4/2015	Building and Development Services COS	Insufficient staff to assist if relations
193	8/4/2015	Building and Development Services COS	Relocation orders - who deals with elderly / children / housing assistance alternatives
194	8/4/2015	Building and Development Services COS	Follow up for second inspections: permits are based on inspection time only, letter writing, out of area owners, LLCs, registered letters required,
195	8/4/2015	Building and Development Services COS	Letters of violations required before civil infractions can be written
196	8/4/2015	Building and Development Services COS	re-inspections needed to verify conditions rectified
197	8/4/2015	Building and Development Services COS	Suggest a registration program for all rentals - SFR or multi family
198	8/4/2015	Building and Development Services COS	Suggest recurring inspection program e.g. each 3 years
199	8/4/2015	Building and Development Services COS	Dedicated staff to do inspections or deficiencies
200	8/4/2015	Building and Development Services COS	Penalties for failure to register, correct, repeat inspections that waste time for no shows
201	9/1/2015	Neighborhood Services & Code Enforcement COS	Enforces violations on private property and right of way
202	9/1/2015	Neighborhood Services & Code Enforcement COS	Seeks voluntary compliance to remove or recover
203	9/1/2015	Neighborhood Services & Code Enforcement COS	Restores public safety and quality of life in neighborhoods
204	9/1/2015	Neighborhood Services & Code Enforcement COS	Enforces - solid waste and refuse
205	9/1/2015	Neighborhood Services & Code Enforcement COS	Enforces - Zoning violations

206	9/1/2015	Neighborhood Services & Code Enforcement COS	Fire hazard and vegetation
207	9/1/2015	Neighborhood Services & Code Enforcement COS	vehicles - abandoned or junk
208	9/1/2015	Neighborhood Services & Code Enforcement COS	Right of way
209	9/1/2015	Neighborhood Services & Code Enforcement COS	substandard building
210	9/1/2015	Neighborhood Services & Code Enforcement COS	no records of landlords vs owners
211	9/1/2015	Neighborhood Services & Code Enforcement COS	Issues: Access to property to confirm violations
212	9/1/2015	Neighborhood Services & Code Enforcement COS	Issues: finding responsible parties
213	9/1/2015	Neighborhood Services & Code Enforcement COS	Issues: access to funding - owner rehabilitation
214	9/1/2015	Neighborhood Services & Code Enforcement COS	Issues: length of time to resolve violations
215	9/1/2015	Neighborhood Services & Code Enforcement COS	Issues: resolution of substandard process is time intensive for staff
216	10/6/2015	Minutes	Housing quality and health conditions are not exclusively to rental housing
217	10/6/2015	Minutes	Correlating data income to rentals - refer Housing Choice 2014 Update report
218	10/6/2015	Minutes	Housing quality may change over time - move in vs living in over time
219	10/6/2015	Minutes	Spokane is low income / high smokers
220	10/6/2015	Minutes	Subsidized housing is already inspected to higher standard
221	10/6/2015	Minutes	waiting lists to get into housing
222	10/6/2015	Minutes	High demand for low cost housing
223	10/6/2015	Minutes	individual behaviours has a major impact on health
224	10/6/2015	Minutes	what solutions are available to poor personal choices - hoarding/ unclean homes / poor education / poor hygiene
225	10/6/2015	Minutes	Responsible renters classes
226	10/6/2015	Minutes	Other agencies also monitor housing quality - Housing Authority
227	10/6/2015	Minutes	Tenant risks of reporting substandard housing
228	10/6/2015	Minutes	Solid waste is the most common code violation complaint
229	10/6/2015	Minutes	Zombie or foreclosed properties are seen as landlord problems
230	10/6/2015	Minutes	Tenants cant move because it costs money to move
231	10/6/2015	Minutes	difference between human health and structural health
232	10/6/2015	Minutes	need to understand the economic cost of doing things
233	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Improve quality of life through risk assessment, code enforcement, fire investigation and public education
234	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Methods: Public Education, school fire drills, special investigations, Plan Review, Fire prevention systems, records mgmt., special event permits, site inspections
235	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Limited commission officers - able to write civil infractions, investigate, site inspections, complaints, Notices of Violation
236	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Excludes SFR duplexes, less than 5 units
237	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	No tracking of owner vs rental
238	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Site access and site fire flow
239	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Egress, exits extinguishers, premise and unit ID
240	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Maintain life systems, sprinklers or smoke detection systems (renewable activities)
241	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: No Operating Permits are required
242	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: No routine annual building inspections. Complaint based unless there is an Operating Permit
243	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Reviews 3rd party independent contractor reports
244	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: 820 sites (long term rentals or apartments) 39% had one or more NOV's issues in 2014
245	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Management / owners - who's in charge and where are they
246	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: remote owners - not always active, difficult to contact, no onsite mgmt., 42% of owners live outside City
247	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: Compliance based enforcement system - permit system, compliance date depends on number and severity of deficiencies
248	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Issues: civil infractions may be issued, repairs are made, no hangover from past problems
249	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: Inspections NOT based on complaints
250	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: 3rd party inspections
251	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: training program for property managers, owners, renters (housing stds, code requirements, landlord tenant laws)
252	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: program to reward clean records and penalize repeat and consistent offenders
253	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: Renal Registration for all rentals or at least for consistent substandard units
254	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: Performance bond for frequent offenders
255	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: automatic charges for report submittals
256	11/10/2015	Spokane Fire Prevention Bureau - Mike Miller	Possible solutions: change Municipal Code so Certificates are left to the discretion of the issuing officer
257	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Large number of chronic homeless
258	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Homeless children
259	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	only 12 affordable housing units for 100 Extremely Low Income
260	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Low household income (25,000 households under \$15,000py)
261	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Large gap in affordable rentals
262	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Vacancy rate in affordable rentals is 2.3%
263	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Federal investment substantially reduced
264	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Low Income Housing Tax Credit - resulting in 252 new affordable rentals
265	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	State Housing Trust Fund fell from \$200m to \$50m
266	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Advocate for an investment in the Housing Trust Fund to state legislators
267	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Encourage our City elected to take advantage of state enabled legislation to incentivize like density bonus, inclusionary housing, fee waivers or exemptions, parking reductions, and expedited permitting.
268	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Become more informed about affordable housing challenges and opportunities. Sign up to receive SLIHC's newsletter "The SLIHC Report"
269	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Fund raising for affordable housing BD2263 passed in 2015 legislative session
270	1/12/2016	Spokane Low Income Housing Consortium - Cindy Algeo	Increase sales tax by 1% to support provision for affordable housing
271	1/12/2016	Nonprofit rental providers' challenges	Funding for housing that is affordable to people of extremely low income.
272	1/12/2016	Nonprofit rental providers' challenges	Handling NIMBYism.
273	1/12/2016	Nonprofit rental providers' challenges	Parking requirements.

274	1/12/2016	Nonprofit rental providers' challenges	Rental caps established by HUD are generally low, resulting in lack of sufficient revenue to operate the housing community in the black
275	1/12/2016	Nonprofit rental providers' challenges	Providing homes for high risk tenants with little or no support services available.
276	1/12/2016	Possible Solutions	Successfully advocate for and attain public funding for housing.
277	1/12/2016	Possible Solutions	Share information about housing development proposals with Neighborhood Councils and Business Associations early and often.
278	1/12/2016	Possible Solutions	Permit automatic and significant reduction in parking requirements for multi family projects along major transit corridors.
279	1/12/2016	Possible Solutions	Secure operating and maintenance funding to keep properties affordable.
280	1/12/2016	Possible Solutions	Secure more support service funding for hard to serve populations and more partnerships with affordable houses to deploy those funds.
281	1/12/2016	Spokane Housing Authority - Dave Scott	Section 8 vouchers allows people to rent across City, adds to diversity and away from crime
282	1/13/2016	Spokane Housing Authority - Dave Scott	Typically Section 8 people has lower level of understanding - they understand the rules but need COMMUNICATION
283	1/14/2016	Spokane Housing Authority - Dave Scott	Communication - everyone operates on a different level of understanding
284	1/15/2016	Spokane Housing Authority - Dave Scott	Homeownership program to transition into purchasing their own home
285	1/16/2016	Spokane Housing Authority - Dave Scott	Homeless veterans program
286	1/17/2016	Spokane Housing Authority - Dave Scott	Family unification program
287	1/18/2016	Spokane Housing Authority - Dave Scott	City Home Program (high users) cos the city \$1m per year
288	1/19/2016	Spokane Housing Authority - Dave Scott	Affordable Housing Services Marilee and New Bader Haven - voucher based, helps people get off vouchers
289	1/20/2016	Spokane Housing Authority - Dave Scott	AHS - 4500 people on waiting list
290	1/21/2016	Spokane Housing Authority - Dave Scott	AHS lots of vouchers go unused - HUD must use 98% so 30 go unused
291	1/22/2016	Spokane Housing Authority - Dave Scott	AHS partner with other housing agencies
292	1/23/2016	Spokane Housing Authority - Dave Scott	Large forum with private landlords, without landlord / tenant communication it is hard to get person into a home
293	1/23/2016	Spokane Housing Authority - Dave Scott	SHA wants to have ongoing communication with landlords - landlord association - partnerships
294	1/23/2016	Spokane Housing Authority - Dave Scott	Income discrimination (source of income) could help house some people
295	1/23/2016	Spokane Housing Authority - Dave Scott	Housing choice program and vouchers helps people stay in housing
296	1/23/2016	Spokane Housing Authority - Dave Scott	Source of income discrimination - 2 or 3 times monthly income eliminates that portion
297	1/23/2016	Spokane Housing Authority - Dave Scott	Communicate why section 8 is successful and why it can be
298	1/23/2016	Spokane Housing Authority - Dave Scott	Developing partnerships with Landlords is difficult because there are many small and diverse landlords who don't always get together physically to address
299	1/23/2016	Spokane Housing Authority - Dave Scott	Landlords have had bad experiences with section 8 tenants and don't want to deal with the program
300	1/23/2016	Spokane Housing Authority - Dave Scott	Housing inspections are required for HUD funds - focus on safety, decent and sanitary
301	1/23/2016	Spokane Housing Authority - Dave Scott	Affordable housing means no person pays more than 30% of their gross monthly income on rent (HUD)
302	1/23/2016	Spokane Housing Authority - Dave Scott	Voucher system means that tenant AND voucher contribute to meet the monthly rent
303	1/23/2016	Spokane Housing Authority - Dave Scott	affordable housing can be set by housing brackets (60% are median income) tax credit property
304	1/23/2016	Spokane Housing Authority - Dave Scott	Misconception in housing choice program that you are forced to take on an undesirable tenant that can cause problems, you can have the same screening program, everything else is the same
305	1/23/2016	Spokane Housing Authority - Dave Scott	Need to do solid screening for Section 8 subsidy, just like your normal program
306	1/23/2016	Spokane Housing Authority - Dave Scott	Landlords should continue to do property condition reports, force tenants to do a repayment process, Section 8 will drop tenant if tenant doesn't meet repayment program
307	1/23/2016	Spokane Housing Authority - Dave Scott	Need for education regarding some issues related to public housing
308	1/23/2016	Spokane Housing Authority - Dave Scott	Section 8 stigma
309	3/22/2016	Landlord Representative Presentation	Facts: 47% of housing in City of Spokane are Rentals
310	3/22/2016	Landlord Representative Presentation	Facts: Ave 2.5 persons per household - there are 99,944 people accommodated in rentals (City population is 212,000)
311	3/22/2016	Landlord Representative Presentation	Facts: 19.9% of people in CoS live in poverty and are concentrated in rental housing - landlords (public and private carry this burden)
312	3/22/2016	Landlord Representative Presentation	Facts: Investment in rental properties exceed \$3 BILLION
313	3/22/2016	Landlord Representative Presentation	Facts: Owners pay \$39M in property taxes, \$33M in utilities (10% of City budget)
314	3/22/2016	Landlord Representative Presentation	Facts: Rental income generated is \$297M (12% of Spokane GDP)
315	3/22/2016	Landlord Representative Presentation	Facts: Dwindling housing stock / ageing infrastructure / confrontational problems resolution
316	3/22/2016	Landlord Representative Presentation	Facts: Little support for landlords / low profitability in rental properties considering long term replacement
317	3/22/2016	Landlord Representative Presentation	Facts: high capital cost to provide rental housing, no investment incentives and more governance
318	3/22/2016	Landlord Representative Presentation	Facts: Profit myth, traditional "Cash on Cash" measure excludes long term replacement.
319	3/22/2016	Landlord Representative Presentation	Facts: Buildings have a useful lifecycle, older building require more capital repairs
320	3/22/2016	Landlord Representative Presentation	Concerns: Poverty - 19.9% of people live under poverty line
321	3/22/2016	Landlord Representative Presentation	Major Concerns: average family income is \$48,000. 25% of households earn under \$15,000
322	3/22/2016	Landlord Representative Presentation	Major Concerns: 44% of renters live under the poverty line
323	3/22/2016	Landlord Representative Presentation	Major Concerns: landlords provide a disproportionate support for those in poverty
324	3/22/2016	Landlord Representative Presentation	Major Concerns: Poor data collection by public and city agencies, don't collect accurate data on landlord vs tenant problems
325	3/22/2016	Landlord Representative Presentation	Major Concerns: existing agency systems are ineffective. Limited by resources or scope. Police / Fire / Health / Code Enforcement / Building Services
326	3/22/2016	Landlord Representative Presentation	Major Concerns: Residential Rentals are long term and provide low long term profitability, need to set aside money for repairs
327	3/22/2016	Landlord Representative Presentation	Major Concerns: Increased costs or legislation will result in rent increases to tenants or a reduction in affordable rental housing stock

328	3/22/2016	Landlord Representative Presentation	Major Concerns; Problems solving is limited, combative, costly and takes time
329	3/22/2016	Landlord Representative Presentation	Specific concerns: Low income in Spokane
330	3/22/2016	Landlord Representative Presentation	Specific concerns: High ageing properties
331	3/22/2016	Landlord Representative Presentation	Specific concerns: Less rental properties
332	3/22/2016	Landlord Representative Presentation	Specific concerns: Lack of affordable housing
333	3/22/2016	Landlord Representative Presentation	Specific concerns: B.A.D. Neighborhoods (Breaching Rules, Antisocial Behavior, Damage Property)
334	3/22/2016	Landlord Representative Presentation	Specific concerns: B.A.D. Landlords (Breaching Rules, Antisocial Behavior, Damage Property)
335	3/22/2016	Landlord Representative Presentation	Specific concerns: B.A.D. tenants (Breaching Rules, Antisocial Behavior, Damage Property)
336	3/22/2016	Landlord Representative Presentation	Specific concerns: Existing Compliance Systems don't work
337	3/22/2016	Landlord Representative Presentation	Specific concerns: Mandatory inspections are ineffective, costly and wont resolve issues
338	3/22/2016	Landlord Representative Presentation- questions	Additional costs for Registration or Mandatory Inspections have to be passed on because long term profit margins are low
339	3/22/2016	Landlord Representative Presentation- questions	Rental inspection costs would be passed on to renters
340	3/22/2016	Landlord Representative Presentation- questions	If landlords cant afford capital repairs because of low margin - properties will be taken off the market and reduce the amount of housing available.
341	3/22/2016	Landlord Representative Presentation- questions	Landlords can be reported for non compliance - Code Enforcement, Building Inspections, Health Dept., Police Dept., Attorney Generals Department, Centre of Justice, NW Housing Alliance, LLT Act provides for no discrimination for complainants
342	3/22/2016	Landlord Representative Presentation- questions	Landlords / Tenants / Neighborhoods have different perspectives of the rental housing issues. There is a need for understanding and compromise
343	3/22/2016	Landlord Representative Presentation- questions	Providing rental housing is not considered a business
344	3/22/2016	Landlord Representative Presentation- questions	Lack of data on properties - owner vs rented
345	5/4/2016	Survey Resources and Rental Housing Research	Survey resources available - informal, CoS subscription to survey tools, Local Professional Research Firms
346	5/4/2016	Survey Resources and Rental Housing Research	Lack of specific research on Spokane issues
347	5/4/2016	Survey Resources and Rental Housing Research	National surveys: American Housing Survey, Portland Quality Rental Housing Workgroup, Eviction Study, refer annotated Bibliography
348	4/26/2016	Neighborhood Representative Presentation	Desire: increasing the availability of healthy, safe and sustainable long-term rental housing improves livability and economic viability of the overall community
349	4/26/2016	Neighborhood Representative Presentation	Characteristics: functional attributes, transport, architecture, social interaction, community involvement, sustainability, sustainable environment and memorable character
350	4/26/2016	Neighborhood Representative Presentation	Major issues: Negative impacts of poorly maintained rental properties - health, safety, property value, quality of life
351	4/26/2016	Neighborhood Representative Presentation	Major issues: Absentee landlords - inability to contact, no oversight, delayed response, lack of accountability, owner vs manager
352	4/26/2016	Neighborhood Representative Presentation	Major issues: Transiency within neighborhoods - lots of moving, don't know neighbors, instability for children, loss of neighborhood security and identity
353	4/26/2016	Neighborhood Representative Presentation	Major issues: Lack of legal protection / recourse for neighbors - limited options Code Enforcement, addresses only external issues, difficult in identifying accountable party, fear of retaliation from complaints
354	4/26/2016	Neighborhood Representative Presentation	Conclusion: #1 gap is ACCOUNTABILITY
355	4/26/2016	Neighborhood Representative Presentation	Conclusion: who is responsible for poorly maintained properties
356	4/26/2016	Neighborhood Representative Presentation	Conclusion: without local contact, absentee landlords no ability to resolve issues
357	4/26/2016	Neighborhood Representative Presentation	Conclusion: frequent movers diminishes social capital for all generations
358	4/26/2016	Neighborhood Representative Presentation	Conclusion: neighbors have no resources beyond Code Enforcement to remedy negative impacts
359	4/26/2016	Neighborhood Representative Presentation	Issue: Spokane tenants are rent burdened - 48% of population rents, 55.4% pay more than 30% of monthly income on rent, 47.1% pay more than 35%
360	5/10/2016	Tenant Representative Presentation	Issue: low income have few housing options - costly to move, vacancy rate is low
361	5/10/2016	Tenant Representative Presentation	Issue: not enough subsidized low income housing - 12 of 100 very low / extremely low tenants get subsidized housing
362	5/10/2016	Tenant Representative Presentation	Issue: subsidized housing require annual inspections, market rental have no inspections
363	5/10/2016	Tenant Representative Presentation	Issue: Evictions and reasonable fear of evictions
364	5/10/2016	Tenant Representative Presentation	Issue: Lack of data collection on rental housing and housing assistance
365	5/10/2016	Tenant Representative Presentation	Issue: Substandard housing is a health hazard for tenants and neighbors
366	5/10/2016	Tenant Representative Presentation	Issue: Substandard housing is costly for all Spokane residents and tenants - los of substandard housing, fire dept. hazards, homelessness is costly and devastating
367	5/10/2016	Tenant Representative Presentation	Issue: Healty and stable housing is good for tenants landlords and neighborhoods -0 diversity, vibrancy, local economy, greater change of success in employment and education, safety creates community involvement
368	5/10/2016	Tenant Representative Presentation	Resources: resources to assist tenants in Spokane are scarce, limited or non-existent - legal resources, financial assistance, tenant education, tenants rights information, mediation costly
369	5/10/2016	Tenant Representative Presentation	Resources: Landlord / Tenant Act - allows landlords to give notices, tenant must initiate and enforce remedies for no repairs, tenant limited to deducting repairs from rent, no agency to call
370	5/10/2016	Tenant Representative Presentation	Resources: LLTA - 20 day notice evictions, tenants cant defend
371	5/10/2016	Tenant Representative Presentation	Resources: City agencies (Code enforcement, building, SPD, Fire, Health) - risk of eviction is report conditions resulting in building condemnation
372	5/10/2016	Tenant Representative Presentation	Resources: City agencies - no registry to foster communication between agencies and landlords
373	5/10/2016	Tenant Representative Presentation	Resources: City agencies - all recommend rental inspection program to fully address housing issues
374	5/10/2016	Tenant Representative Presentation	Gaps: No laws to protect tenants from no cause termination and eviction
375	5/10/2016	Tenant Representative Presentation	Gaps: Inadequate legal representation for tenants in unlawful detainer actions
376	5/10/2016	Tenant Representative Presentation	Gaps: Inconsistent and insufficient tenant assistance programs
377	5/10/2016	Tenant Representative Presentation	Gaps: not enough subsidized affordable housing for low income tenants
378	5/10/2016	Tenant Representative Presentation	Gaps: no registration or inspection of market rate rental property

379	5/10/2016	Tenant Representative Presentation	Gaps: No reporting agency to review notices to tenants and establish records and statistics
380	5/10/2016	Tenant Representative Presentation	Gaps: tenant education classes and workshops do not reach enough tenants. Tenants are not prepared when they are served with a notice or need repairs
381	5/10/2016	Tenant Representative Presentation	Recommendations: Spokane adopt Housing Security Ordinance that will eliminate no cause evictions
382	5/10/2016	Tenant Representative Presentation	Recommendations: Spokane establish a rental registry and inspection program
383	5/10/2016	Tenant Representative Presentation	Recommendations: Spokane adopt provisions in the LLTA to provide relocation assistance to tenants and hold landlords accountable
384	5/10/2016	Tenant Representative Presentation	Recommendations: Spokane establish an Office of Tenants Services to enforce notice requirements, assist tenants and collect data and offer tenant education classes
385	5/10/2016	Tenant Representative Presentation	Recommendations: Spokane offer no cost mediation to landlords and tenants in disputes that would otherwise result in legal action
386	5/10/2016	Tenant Representative Presentation	Recommendations: Financial assistance for small scale landlords who require repair due to malicious destruction to property that would otherwise remove the property from the rental market
387	5/10/2016	Tenant Representative Presentation	Recommendations: Increase subsidized low income rental housing in Spokane
388	6/4/2016	Minutes - Summary of Issues distilled	Absentee Landlords
389	6/4/2016	Minutes - Summary of Issues distilled	Ageing Properties
390	6/4/2016	Minutes - Summary of Issues distilled	Compliance Systems Inadequate or Lack Resources
391	6/4/2016	Minutes - Summary of Issues distilled	Health Impacts and Costs of Substandard Properties
392	6/4/2016	Minutes - Summary of Issues distilled	Improper or Lack of Maintenance and Repairs
393	6/4/2016	Minutes - Summary of Issues distilled	Insufficient Landlord Knowledge and Education
394	6/4/2016	Minutes - Summary of Issues distilled	Insufficient Rental Housing Data
395	6/4/2016	Minutes - Summary of Issues distilled	Insufficient Tenant Education and Empowerment
396	6/4/2016	Minutes - Summary of Issues distilled	Lack of Neighborhood Empowerment
397	6/4/2016	Minutes - Summary of Issues distilled	Lack of On-Site Management
398	6/4/2016	Minutes - Summary of Issues distilled	Landlords Unable to Afford Repairs
399	6/4/2016	Minutes - Summary of Issues distilled	Landlords' Unwillingness to Evict Tenants
400	6/4/2016	Minutes - Summary of Issues distilled	Negative Impacts of Eviction
401	6/4/2016	Minutes - Summary of Issues distilled	Neighborhood Transiency
402	6/4/2016	Minutes - Summary of Issues distilled	Tenant Behavior
403	6/4/2016	Minutes - Summary of Issues distilled	Tenants Unable to Afford Adequately Maintained Housing
404	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	C.O.P.S. Block Watch and Neighborhood Observation Patrol
405	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	C.O.P.S. Code Enforcement Reporting
406	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	C.O.P.S. Crime Free Multi-Housing Program
407	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	C.O.P.S. Safe Streets
408	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	City of Spokane Building and Developer Services
409	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	City of Spokane Code Enforcement
410	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	City of Spokane Nuisance Property Ordinance
411	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Gonzaga Center for Law and Justice, University Legal Assistance
412	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Landlord Association of the Inland Northwest Landlord Education and Legal Resources
413	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Northwest Justice Project CLEAR Hotline
414	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Rental Housing Association of Washington Member Resources
415	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	SNAP Weatherization Program
416	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	SNAP/Living Green DIY Minor Home Repairs
417	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	SNAP/Living Green Healthy Homes
418	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Solid Ground Tenant Services
419	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Spokane County Bar Association Volunteer Lawyers Program
420	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Spokane Fire Department Permit System
421	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Tenants Union Tenants Rights Hotline and Walk-In Clinics
422	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington DSHS Additional Requirements for Emergent Needs (AREN)
423	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington Landlord Association Member Services & Advice Line for Landlord Members and Tenants
424	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington Law Help
425	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington State 211
426	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington State Bar Association Moderate Means Program
427	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington State Landlord Tenant Act
428	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Washington Web Lawyer Legal Advice
429	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Catholic Charities
430	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	EPA
431	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	FULCRUM
432	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	HUD
433	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	NW Fair Housing Alliance
434	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Public Housing Agency
435	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	SNAP Rapid rehousing
436	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Spokane Housing
437	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Spokane Health Department
438	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Transitions
439	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	VET programs
440	6/4/2016	Meeting - Existing programs for landlords / tenants/neighborhoods	Women's Hearth Responsible Rental Program
441	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Absentee Landlords
442	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Ageing Properties
443	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Compliance Systems Inadequate or Lack Resources
444	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Health Impacts and Costs of Substandard Properties
445	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Improper or Lack of Maintenance and Repairs
446	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Landlord Knowledge and Education
447	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Rental Housing Data
448	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Tenant Education and Empowerment
449	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Lack of Neighborhood Empowerment
450	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Lack of On-Site Management
451	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Landlords Unable to Afford Repairs
452	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Landlords' Unwillingness to Evict Tenants

453	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Negative Impacts of Eviction
454	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Neighborhood Transiency
455	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Tenant Behavior
456	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Tenants Unable to Afford Adequately Maintained Housing

			Issues from Speakers and Presentations (summarized by City of Spokane)
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Absentee Landlords
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Ageing Properties
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Compliance Systems Inadequate or Lack Resources
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Health Impacts and Costs of Substandard Properties
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Improper or Lack of Maintenance and Repairs
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Landlord Knowledge and Education
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Rental Housing Data
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Insufficient Tenant Education and Empowerment
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Lack of Neighborhood Empowerment
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Lack of On-Site Management
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Landlords Unable to Afford Repairs
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Landlords' Unwillingness to Evict Tenants
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Negative Impacts of Eviction
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Neighborhood Transiency
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Tenant Behavior
	6/4/2016	Meeting - Summary of Issues by City of Spokane	Cos Themes - Tenants Unable to Afford Adequately Maintained Housing

	Program Organization	Summary of assistance provided
1	C.O.P.S. Block Watch and Neighborhood Observation Patrol	Allows neighbors and volunteers to become the eyes and ears of law enforcement in their neighborhoods
2	C.O.P.S. Code Enforcement Reporting	Assists citizens with reporting code violations
3	C.O.P.S. Crime Free Multi-Housing Program	Program for landlords of multiple units to help reduce crime in and around their rentals
4	C.O.P.S. Safe Streets	Provides support and guidance to neighbors of nuisance properties
5	City of Spokane Building and Developer Services	Enforces city building codes by inspecting and approving new building construction; and offers safety inspections in existing buildings to tenants or homeowners for a fee.
6	City of Spokane Code Enforcement	Enforces land use complaints; and city health and safety codes and ordinances; in buildings deemed unsafe or uninhabitable
7	City of Spokane Nuisance Property Ordinance	Section of Spokane Municipal Code outlining civil and criminal remedies available for properties with consistent criminal activity that may result in the building being ordered vacated for a year
8	Gonzaga Center for Law and Justice, University Legal Assistance	Free legal representation, advice, and counseling to low-income persons 60 years of age and older
9	Landlord Association of the Inland Northwest Landlord Education and Legal	Legal advice, witness program, forms and books, and landlord classes for association members
10	Northwest Justice Project CLEAR Hotline	Toll-free hotline that provides legal assistance to low-income individuals
11	Rental Housing Association of Washington Member Resources	Tenant screening, landlord education, and forms for association members
12	SNAP Weatherization Program	Provides assistance for improvements or repairs to increase energy efficiency in owner occupied homes or renter occupied homes with the owner's permission. Also checks for home safety hazards including carbon monoxide, lead, & asbestos
13	SNAP/Living Green DIY Minor Home Repairs	Workshop teaching minor home repairs
14	SNAP/Living Green Healthy Homes	Workshop to reduce home allergens
15	Solid Ground Tenant Services	Informational website and phone line that provides tenant counseling and resource referral services
16	Spokane County Bar Association Volunteer Lawyers Program	Free legal assistance to low income residents
17	Spokane Fire Department Permit System	Conducts site inspections to ensure compliance with code and safety requirements as part of the issuance of sprinkler operating permits for commercial and residential buildings 5 units or larger
18	Tenants Union Tenants Rights Hotline and Walk-In Clinics	Free phone and walk-in counseling services from trained non-attorney tenant counselors
19	Washington DSHS Additional Requirements for Emergent Needs (AREN)	Emergency assistance for individuals under TANF, State Family Assistance, or Refugee Cash Assistance. AREN provides emergency rental or relocation assistance, and covers repairs when there is a health risk and it is more expensive to move
20	Washington Landlord Association Member Services & Advice Line for Landl	Forms and screening services for association members. Advice line for association members and tenants
21	Washington Law Help	Guide to free civil legal services for low-income persons and seniors
22	Washington State 211	Referrals to rental assistance resource agencies
23	Washington State Bar Association Moderate Means Program	Housing-related legal representation for moderate income families
24	Washington State Landlord Tenant Act	Revised Code of Washington covering legal requirements and responsibilities of landlords and tenants related to the leasing of residential property in the State of Washington
25	Washington Web Lawyer Legal Advice	Free online legal advice to low income residents via messaging system from volunteer attorneys
26	EPA	
27	FULCRUM	
28	HUD	
29	NW Fair Housing Alliance	
30	Public Housing Agency	
31	SNAP Rapid rehousing	
32	Spokane Housing	
33	Spokane Health Department	
34	Transitions	
35	VET programs	
36	Women's Hearth Responsible Rental Program	

Item	Meeting	Issue Identified	Training Education needs opportunities	Resources Landlords Tenants Neighborhoods	Communication / Points of view	Property - Design, Repair, Condition, Mgt, action	Data on Problem areas	Evictions	Homelessness	Affordable Cost of housing	Income / Poverty	Agencies	Property Inspections	Registration / Licensing	Lenders / Insurer	Legislation - Landlord Tenant Act - Zoning - Standards	Crime / Safety	Police, Fire, Building, Code, Health	Problem Resolution / court / Mediation	Property contact details Owner / Manager	Tenant selection criteria / Discrimination	Property Value / Social impacts	Health - individual and community wellbeing	Lord Financial - Profit / housing stock	Tenant support	Landlord Behavior	Tenant Behavior	Funding Fed State Grants - homes and construction	Public infrastructure	Neighborhood	Total
1	6/26/2015	Inspections help to create a budget for maintenance				1							1																		2
2	6/26/2015	Maintenance is budgeted because lenders require it for properties				1									1																2
3	6/26/2015	IREM provides education materials and certification to property managers	1																												1
4	6/26/2015	NAI/Black does property inspections											1																		1
5	6/26/2015	No one place for tenant to go to get alternative housing or to know how to use landlord/tenant law		1												1			1												3
6	6/26/2015	For tenants the LLTact changes frequently														1															1
7	6/26/2015	Common misunderstanding or lack of education on LLTA on tenant and for smaller landlords	1													1															2
8	6/26/2015	Crime free multi family housing education but there is lack of physical response from Police															1	1													2
9	6/26/2015	IREM provides once a year training in small group setting and charges for training education materials and certification to property managers	1	1																											2
10	6/26/2015	IREM pays NW Fair Housing \$500 per property to do discrimination testing at the property										1	1																		2
11	6/26/2015	Resident property managers are given monthly training and safety training seasonally	1														1														2
12	6/26/2015	Different investment goals for large vs small investors	1	1	1																										3
13	6/26/2015	Landlord goals different to tenant goals	1	1	1																										3
14	6/26/2015	Landlord goals different to neighborhood goals	1	1	1																										3
15	6/26/2015	NAI offers dispute resolution internally and with 3rd party																	1												1
16	6/26/2015	Emergency contacts for property												1				1	1	1											4
17	6/26/2015	Large scale properties 40+ have a property manager (by lender requirements)													1					1											2
18	6/26/2015	HUD does not require leases and no reason for non-renewal														1															1
19	6/26/2015	Major reason for not housing is for felony or sex offender status. Avenues for dispute resolution if denied but this is low usage					1										1	1	1	1											5
20	6/26/2015	Screening process is told upfront, tenant can still apply	1	1	1											1			1	1		1									6
21	7/7/2015	Tools used: Patrol/Compstat/Hot spot / Neighborhood Conditions Officers / Civil Enforcement		1								1						1	1												4
22	7/7/2015	Arrest Letters Notice of arrest letters - to landlords advising of violent crime at their property, mandated by statute	1				1										1	1	1	1											6
23	7/7/2015	Arrest Letters - 75% of violent crime letters are to rental properties (155/206)	1				1										1	1	1	1											6
24	7/7/2015	Arrest letters - 38% SFH/19% to 2-5 units 43% to 6+ units	1				1										1	1	1	1											6
25	7/7/2015	Arrest letters - immediate if controlled substance	1				1										1	1	1	1											6
26	7/7/2015	Arrest letters - after search warrant executed	1				1										1	1	1	1											6
27	7/7/2015	Arrest letters - property will be subject to seizure and forfeiture if activity continues	1				1										1	1	1	1	1	1									7
28	7/7/2015	Arrest letters - CONTROLLED substances - 76% involved rentals	1				1										1	1	1	1	1	1									7
29	7/7/2015	Letters can be used as evidence to evict	1					1								1	1	1	1	1											7
30	7/7/2015	In domestic violence victim cannot be evicted	1														1	1	1	1	1	1									6
31	7/7/2015	57% of landlords advised they are addressing problem	1														1	1	1	1	1	1									6
32	7/7/2015	50% of crime occurs in 5% of areas	1	1												1	1	1	1	1	1										7
33	7/7/2015	Focus on locations that attract crime not just offender	1	1													1	1				1									5
34	7/7/2015	Crime triangle - Handler manages offender. Guardian watches victim. Manager watches property	1	1		1											1	1													5
35	7/7/2015	Living conditions - Safety systems vs no safety systems	1		1	1																									3
36	7/7/2015	Living conditions - well maintained vs poorly maintained	1		1	1																									3
37	7/7/2015	Living conditions - on site mgmt. vs no or minimal management	1		1	1																									3
38	7/7/2015	Living conditions - owner investment vs no or minimal investment	1			1																									2
39	7/7/2015	Living conditions - management expectation of tenant - vs no or little expectations	1		1	1																									3

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40	7/7/2015	Building damage / graffiti / garbage and junk / mold and water leaks	1	1	1	1	1									1	1	1	1	1	1										11
41	7/7/2015	Quality of life - affordable			1																										1
42	7/7/2015	Quality of life - better living conditions			1																										1
43	7/7/2015	Quality of life - more crime and more fear			1																										1
44	7/7/2015	Quality of life - feel safe			1																										1
45	7/7/2015	Quality of life - where would you rather live			1																										1
46	7/7/2015	Positive influential factors - Background checks	1		1											1					1										4
47	7/7/2015	Positive influential factors - Criminal history checks	1		1											1					1										4
48	7/7/2015	Positive influential factors - Income requirements	1		1											1					1										4
49	7/7/2015	Positive influential factors - Rental history check	1		1											1					1										4
50	7/7/2015	Positive influential factors - on site manager	1			1																									2
51	7/7/2015	Positive influential factors - evictions done when necessary	1			1										1			1		1										5
52	7/7/2015	Positive influential factors - maintenance kept up	1	1	1	1																									4
53	7/7/2015	Positive influential factors - expectations of tenants	1	1	1	1																									4
54	7/7/2015	Negative influential factors - Unwilling to invest (no upkeep)				1																									1
55	7/7/2015	Negative influential factors - lack of safety measures smoke detectors, lighting, security locks	1	1		1																									3
56	7/7/2015	Negative influential factors - no upkeep on apartments - no tenant motivation	1	1		1																									3
57	7/7/2015	Negative influential factors - no on site mgmt. or poor manager	1	1		1																									3
58	7/7/2015	Negative influential factors - no enforcement of rules or code of conduct	1	1		1										1	1														5
59	7/7/2015	Negative influential factors - poor rental contracts. Not willing to evict	1			1										1	1														4
60	7/7/2015	Negative influential factors - tenants can be positive or negative	1																		1										2
61	7/7/2015	Cost to community - victimized - victim and others - insurance / medical	1		1									1							1										4
62	7/7/2015	Cost to community - reduce property values	1																				1								2
63	7/7/2015	Cost to community - high cost of policing															1	1				1									3
64	7/7/2015	Change physical environment impacts criminal behavior, surveillance, access control				1											1	1				1									4
65	7/7/2015	Physical design				1											1					1									3
66	7/7/2015	Who is in charge and access				1											1	1	1	1		1									6
67	7/7/2015	Graffiti															1	1													2
68	7/7/2015	Tools that could help - licences to operate												1																	1
69	7/7/2015	Tools that could help - periodic inspections											1																		1
70	7/7/2015	Tools that could help - education for landlords	1																												1
71	7/7/2015	Tools that could help - education for tenants	1																												1
72	7/7/2015	Tools that could help - Crime prevention through environmental design				1											1	1													3
73	7/7/2015	Negative influential factors - no upkeep, no safety measures, poor mgt, poor rules, poor contracts	1		1	1														1						1	1				6
74	7/7/2015	List of legal aid resources	1	1																											2
75	7/7/2015	Tenant Education	1																												1
76	7/7/2015	Could licensing be implemented											1							1	1	1									1
77	7/7/2015	Should landlord be notified if tenant released from jail						1								1	1	1	1	1	1	1									8
78	7/7/2015	Recommend eviction after first criminal offense						1								1	1	1	1	1	1	1									8
79	7/7/2015	Eviction necessary after repeat offences						1																							1
80	7/7/2015	What SLIHC program for high risk tenants to get back into housing		1				1	1													1	1								5
81	7/7/2015	Database of landlord would be useful to notify if tenant was arrested		1													1	1	1	1	1	1									7
82	7/7/2015	Crime problems are not unique to large complexes															1	1													2
83	7/7/2015	Legal processes are lengthy and risk displacement						1								1	1	1	1			1									6
84	8/4/2015	Lack of specific data to identify rental units					1																								1
85	8/4/2015	Advocate and educate- impact quality housing has on public health	1																												1
86	8/4/2015	Housing and the effects on health on child development				1											1						1								3

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87	8/4/2015	Adverse health effects of low quality housing environments (biological, chemical, heat, cold, moisture)				1												1					1								3	
88	8/4/2015	Emotional and behavioral development strongly correlated to quality of housing	1															1					1									3
89	8/4/2015	Spokane area specific health impacts					1											1					1	1								4
90	8/4/2015	Poor quality or unrepaired structural components: broken, missing, unrepaired				1												1					1									3
91	8/4/2015	Poor quality housing: learning success and educational attainment-Lead, behavioral, psychological, educational attainment, etc.				1												1					1	1								4
92	8/4/2015	Local info: 2009- Odds Against Tomorrow. Life expectancy based on neighborhood 84.03(Southgate) vs 66.17(Riverside)	1	1			1											1					1	1								6
93	8/4/2015	Hillyard report- availability and quality of housing stock in Hillyard neighborhood	1	1			1											1					1	1								6
94	8/4/2015	Public Health Nurse: do NOT do home inspections, assess health and home safety, parent-child relationship, educate: parenting, healthy, child development, safety, Advocate										1	1					1					1	1								5
95	8/4/2015	Uniform Law Commission: renters typically feel powerless in negotiations with landlords whether in luxury apt or shack														1			1													2
96	8/4/2015	Understanding of rights as renters	1	1												1			1													4
97	8/4/2015	Relationship between quality of housing and health				1	1																	1								3
98	8/4/2015	CDC: Advancing Healthy Homes- 8 characteristics that qualify a healthy home: dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled				1																		1								2
99	8/4/2015	Costs to society: health and education and welfare				1																	1	1								3
100	8/4/2015	Recommendations based on research: how to collect data? Sounds and collaborative data, well managed units provided for better health and safety conditions, housing assessments for low income residents, license and inspections program					1																									1
101	8/4/2015	Using social and specialized training to assess					1																									1
102	8/4/2015	Ensure Housing Quality: World Heath Org, CDC, HUD all acknowledge connection between housing and health. Refinement of housing code, dev. Of national building standards, inclusionary zoning: mixed income neighborhoods	1				1																1									3
103	8/4/2015	Rental education training: landlord-tenant education/understanding, renter training programs, CPED, property management training	1			1																										2
104	8/4/2015	Registry and inspection program				1							1	1																		3
105	8/4/2015	All voucher programs require inspections										1											1	1								3
106	8/4/2015	Income is one of the social determinants of health									1												1	1								3
107	8/4/2015	For public health, What is the minimum standard of health					1																1	1								3
108	8/4/2015	What is the class action suit on lead exposure in Hillyard				1	1																1	1								4
109	8/4/2015	How does the health dept. contribute to education, breaking the cycle and preventing getting into a substandard place	1															1					1	1								4
110	8/4/2015	Motivate landlords through ordinance														1			1	1												3
111	8/4/2015	What happens to tenants if we get tough on housing standards			1	1	1			1															1							5
112	8/4/2015	Should just cause eviction be used to avoid tenant requesting repairs				1		1	1							1																4
113	8/4/2015	Faulty construction or neglected maintenance causes structural hazards in home				1																		1								2
114	8/4/2015	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects health				1																		1	1							3
115	8/4/2015	Poor housing (shelter from elements, access to food, clean water clothing and other basic needs) affects children development and learning				1																		1	1							3

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116	8/4/2015	Insufficient local housing information					1																								1
117	8/4/2015	Generalized state and national data to local conditions					1																								1
118	8/4/2015	Information from professionals fire police health					1																								2
119	8/4/2015	Information from willing renters	1															1													1
120	8/4/2015	Indoor allergens ventilation damp mold contribute to respiratory diseases				1												1					1								3
121	8/4/2015	Poor insulation leads to extremes in heat cold leads to cardio vascular disease				1												1					1								3
122	8/4/2015	areas of high housing violations linked to 2x hospitalization				1												1					1								3
123	8/4/2015	homes needing repair increased risk by 4x to preschoolers				1												1					1								3
124	8/4/2015	Lead poisoning leads to brain damage. 24m US homes have lead hazards				1												1					1								3
125	8/4/2015	Spokane class action lawsuit 2015				1												1					1								3
126	8/4/2015	Poor quality homes least to psychological and physiological stress				1												1					1								3
127	8/4/2015	IN Spokane people live in sheds, exposed wiring, chipping lead paint, holes in exterior walls non functioning toilets, leaking pipes, mold, floor holes, electricity by extensions				1												1					1								3
128	8/4/2015	Tenants don't report because fear of homelessness or losing kids to CPS intervention				1												1				1	1	1							5
129	8/4/2015	CDC work group: Primary criteria for healthy housing: Dry, clean, pest free, safe, contaminant free, well ventilated, well maintained, thermally controlled				1												1					1	1							4
130	8/4/2015	Data collection mechanism for assessing housing quality				1	1																								2
131	8/4/2015	Collaboration between public health, city, landlords, tenants to IMPROVE HOUSING QUALITY			1	1																									2
132	8/4/2015	Well maintained units provide better heat conditions				1																	1								2
133	8/4/2015	Housing assessments for low-income households				1					1	1														1					4
134	8/4/2015	Licences for rental property, inspections and Code enforcement for lead exposure				1								1																	2
135	8/4/2015	Local housing data: Use social service type home visitors to reduce burden on code enforcement												1				1													2
136	8/4/2015	Local housing data: Specialized training and funding for housing quality				1																			1						2
137	8/4/2015	Ensure housing Quality: healthy conditions ensured and maintained in existing housing stock				1																	1								2
138	8/4/2015	Ensure housing Quality: Focus on comprehensive health standards																					1								1
139	8/4/2015	Ensure housing Quality: Holistic approach to correct dilapidated or poor faulty housing at once				1																									1
140	8/4/2015	Ensure housing Quality: refine housing codes to reflect healthy housing				1										1															2
141	8/4/2015	Ensure housing Quality: develop national standards				1										1															2
142	8/4/2015	Ensure housing Quality: inclusionary zoning				1										1															2
143	8/4/2015	Rental education: landlord - tenant education	1																												1
144	8/4/2015	Rental education: expansion to renter training programs SNAP Ready To Rent	1									1																			2
145	8/4/2015	Rental education: Landlords CPED	1			1																									2
146	8/4/2015	Rental education: Explore property management training	1																												1
147	8/4/2015	Registry programs: contact information to resolve problems												1					1												2
148	8/4/2015	Registry programs: pilot voluntary inspection . Certification program												1																	1
149	8/4/2015	Registry programs: full licensure and inspection programs												1																	1
150	8/4/2015	Housing quality - subjective assessments for Exterior Physical Conditions				1										1		1													3
151	8/4/2015	If registration and inspection didn't occur then there could be penalties														1		1													2
152	8/4/2015	Penalties in stead of Registration												1		1			1												3
153	8/4/2015	Reverse Condemnation														1			1												2

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154	8/4/2015	No tracking by Code Endorsement of Rental Properties vs Owners				1										1															2
155	8/4/2015	No tracking by Building Inspections of Rental Properties vs Owners				1										1															2
156	8/4/2015	Resources end referrals are available to tenants if housing is uninhabitable				1										1															2
157	8/4/2015	Code violation - can penalties be made to problem causer (landlord or tenants)				1										1															2
158	8/4/2015	No tracking system for number of substandard properties - each dept. records separately					1									1															2
159	8/4/2015	GAP Identified: no tracking for all complaints regarding rentals; data lacks possible real number of rental properties with issues?				1	1									1															3
160	8/4/2015	GAP possible solution: reverse condemnation?				1										1			1												3
161	8/4/2015	How many buildings are Substandard by the Code criteria?					1									1															2
162	8/4/2015	How would you get those who aren't following the rules?				1	1									1			1												4
163	8/4/2015	What resources are available for relocation due to Substandard Building?		1		1										1										1					3
164	8/4/2015	Who and how can a Code Complaint be made?	1													1															2
165	8/4/2015	How are the Gonzaga student rental units coded?														1															1
166	8/4/2015	Of the 1000's of property owners 52 complaints in one year seems low.					1																								1
167	8/4/2015	Of the complaints how many are renters vs. owners? Only 3%?				1	1									1															3
168	8/4/2015	What resources are available for homeowners to bring structures up to Code?		1								1				1									1						4
169	8/4/2015	What is the proposed cost of inspection to cover costs?					1									1															2
170	8/4/2015	How many properties are Substandard?					1									1															2
171	8/4/2015	Can we develop an agreed definition of 'Substandard Properties'?					1									1															2
172	8/4/2015	Why register all properties when Building Department and Code Enforcement complaint numbers exist?					1									1															2
173	8/4/2015	What happens to tenants living in buildings that are determined uninhabitable?														1															1
174	8/4/2015	Who notifies the tenants that the building they live in is determined to be uninhabitable?					1									1															2
175	8/4/2015	Are there requirements that the landlord provide relocation funding to tenants if the building is uninhabitable and they refuse to do the repairs?				1	1									1									1						4
176	8/4/2015	Does the City assist tenants with relocation if building is uninhabitable? if not who does?				1	1									1										1					4
177	8/4/2015	How many complaints about conditions come from tenants living in the unit?					1						1			1															3
178	8/4/2015	Building dept. is an Enterprise Fund, revenue from permits / licences					1						1			1															3
179	8/4/2015	Complete Safety Inspections \$175 (SFR) / 3-6 units \$250 7-50 units					1						1			1															3
180	8/4/2015	\$250+\$25 each unit over 6					1						1			1										1					4
181	8/4/2015	Imminent safety issue - no fee					1						1			1															3
182	8/4/2015	Inspections focus on building code violations not maintenance				1	1									1															3
183	8/4/2015	Inspections focus on electrical mechanical building permitting				1	1									1															3
184	8/4/2015	Mold - no criteria for inspecting mold, often overstated, Health Dept. doesn't inspect, landlord tenant issue				1										1			1												2
185	8/4/2015	Permits required				1										1															2
186	8/4/2015	Lack of GFCI protections				1												1													2
187	8/4/2015	Loose connections and overloaded circuits cause fires				1												1													2
188	8/4/2015	Steps - variations specifications				1												1													2
188	8/4/2015	Missing handrails big problem				1												1													2

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189	8/4/2015	Maintenance skills questionable, poor or unsafe repairs seen often				1												1													2
190	8/4/2015	Poor maintenance is not a criminal offense				1										1		1													3
191	8/4/2015	Cant get search warrant if tenant or owner denies access				1										1		1													3
192	8/4/2015	Insufficient staff to assist if relations																1													1
193	8/4/2015	Relocation orders - who deals with elderly / children / housing assistance alternatives														1		1								1					3
194	8/4/2015	Follow up for second inspections: permits are based on inspection time only, letter writing, out of area owners, LLCs, registered letters required,			1													1													2
195	8/4/2015	Letters of violations required before civil infractions can be written			1													1													2
196	8/4/2015	re-inspections needed to verify conditions rectified			1													1													2
197	8/4/2015	Suggest a registration program for all rentals - SFR or multi family			1									1				1													3
198	8/4/2015	Suggest recurring inspection program e.g. each 3 years			1									1				1													3
199	8/4/2015	Dedicated staff to do inspections or deficiencies			1									1				1													3
200	8/4/2015	Penalties for failure to register, correct, repeat inspections that waste time for no shows			1								1	1				1													4
201	9/1/2015	Enforces violations on private property and right of way																1													1
202	9/1/2015	Seeks voluntary compliance to remove or recover																1													1
203	9/1/2015	Restores public safety and quality of life in neighborhoods																1													1
204	9/1/2015	Enforces - solid waste and refuse																1													1
205	9/1/2015	Enforces - Zoning violations																1													1
206	9/1/2015	Fire hazard and vegetation																1													1
207	9/1/2015	vehicles - abandoned or junk																1													1
208	9/1/2015	Right of way																1													1
209	9/1/2015	substandard building																1													1
210	9/1/2015	no records of landlords vs owners					1											1													2
211	9/1/2015	Issues: Access to property to confirm violations			1													1													2
212	9/1/2015	Issues: finding responsible parties			1													1		1											3
213	9/1/2015	Issues: access to funding - owner rehabilitation			1													1		1											3
214	9/1/2015	Issues: length of time to resolve violations			1													1		1											2
215	9/1/2015	Issues: resolution of substandard process is time intensive for staff			1													1													2
216	10/6/2015	Housing quality and health conditions are not exclusively to rental housing			1													1													2
217	10/6/2015	Correlating data income to rentals - refer Housing Choice 2014 Update report					1																								1
218	10/6/2015	Housing quality may change over time - move in vs living in over time			1																										1
219	10/6/2015	Spokane is low income / high smokers									1												1								2
220	10/6/2015	Subsidized housing is already inspected to higher standard											1																		1
221	10/6/2015	waiting lists to get into housing							1															1							2
222	10/6/2015	High demand for low cost housing							1	1														1							3
223	10/6/2015	individual behaviours has a major impact on health																					1								2
224	10/6/2015	what solutions are available to poor personal choices - hoarding/ unclean homes / poor education / poor hygiene																	1				1				1				3
225	10/6/2015	Responsible renters classes	1						1				1																		3
226	10/6/2015	Other agencies also monitor housing quality - Housing Authority										1																			1
227	10/6/2015	Tenant risks of reporting substandard housing			1	1	1													1											4
228	10/6/2015	Solid waste is the most common code violation complaint					1											1													2
229	10/6/2015	Zombie or foreclosed properties are seen as landlord problems					1																								1
230	10/6/2015	Tenants cant move because it costs money to move						1	1	1									1							1					5
231	10/6/2015	difference between human health and structural health																					1				1				2
232	10/6/2015	need to understand the economic cost of doing things			1																			1							2
233	11/10/2015	Improve quality of life through risk assessment, code enforcement, fire investigation and public education	1															1													2

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234	11/10/2015	Methods: Public Education, school fire drills, special investigations, Plan Review, Fire prevention systems, records mgmt., special event permits, site inspections	1															1													2
235	11/10/2015	Limited commission officers - able to write civil infractions, investigate, site inspections, complaints, Notices of Violation				1										1		1													3
236	11/10/2015	Excludes SFR duplexes, less than 5 units				1												1													2
237	11/10/2015	No tracking of owner vs rental					1											1													2
238	11/10/2015	Issues: Site access and site fire flow				1												1													2
239	11/10/2015	Issues: Egress, exits extinguishers, premise and unit ID				1												1													2
240	11/10/2015	Issues: Maintain life systems, sprinklers or smoke detection systems (renewable activities)				1												1													2
241	11/10/2015	Issues: No Operating Permits are required														1		1													2
242	11/10/2015	Issues: No routine annual building inspections. Complaint based unless there is an Operating Permit														1		1													2
243	11/10/2015	Issues: Reviews 3rd party independent contractor reports														1		1													2
244	11/10/2015	Issues: 820 sites (long term rentals or apartments) 39% had one or more NOV's issues in 2014				1												1													2
245	11/10/2015	Issues: Management / owners - who's in charge and where are they																1	1	1											3
246	11/10/2015	Issues: remote owners - not always active, difficult to contact, no onsite mgmt., 42% of owners live outside City																		1											1
247	11/10/2015	Issues: Compliance based enforcement system - permit system, compliance date depends on number and severity of deficiencies				1								1		1		1													4
248	11/10/2015	Issues: civil infractions may be issued, repairs are made, no hangover from past problems				1							1					1													3
249	11/10/2015	Possible solutions: Inspections NOT based on complaints											1					1													2
250	11/10/2015	Possible solutions: 3rd party inspections				1							1					1													3
251	11/10/2015	Possible solutions: training program for property managers, owners, renters (housing stds, code requirements, landlord tenant laws)	1													1															2
252	11/10/2015	Possible solutions: program to reward clean records and penalize repeat and consistent offenders				1												1													2
253	11/10/2015	Possible solutions: Rental Registration for all rentals or at least for consistent substandard units				1								1				1													3
254	11/10/2015	Possible solutions: Performance bond for frequent offenders				1												1													2
255	11/10/2015	Possible solutions: automatic charges for report submittals				1												1													2
256	11/10/2015	Possible solutions: change Municipal Code so Certificates are left to the discretion of the issuing officer														1		1													2
257	1/12/2016	Large number of chronic homeless						1																							1
258	1/12/2016	Homeless children						1																							1
259	1/12/2016	only 12 affordable housing units for 100 Extremely Low Income						1																1							2
260	1/12/2016	Low household income (25,000 households under \$15,000py)									1													1							3
261	1/12/2016	Large gap in affordable rentals						1	1																						2
262	1/12/2016	Vacancy rate in affordable rentals is 2.3%						1	1																						2
263	1/12/2016	Federal investment substantially reduced						1	1			1												1				1			5
264	1/12/2016	Low Income Housing Tax Credit - resulting in 252 new affordable rentals						1	1															1				1			4
265	1/12/2016	State Housing Trust Fund fell from \$200m to \$50m						1	1														1				1				4
266	1/12/2016	Advocate for an investment in the Housing Trust Fund to state legislators																										1			1
267	1/12/2016	Encourage our City elected to take advantage of state enabled legislation to incentivize like density bonus, inclusionary housing, fee waivers or exemptions, parking reductions, and expedited permitting.														1		1											1		3

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268	1/12/2016	Become more informed about affordable housing challenges and opportunities. Sign up to receive SLIHC's newsletter "The SLIHC Report"										1																			1	
269	1/12/2016	Fund raising for affordable housing BD2263 passed in 2015 legislative session														1												1			2	
270	1/12/2016	Increase sales tax by 1% to support provision for affordable housing														1												1			2	
271	1/12/2016	Funding for housing that is affordable to people of extremely low income.							1	1													1								3	
272	1/12/2016	Handling NIMBYism.		1	1																										2	
273	1/12/2016	Parking requirements.																												1	1	
274	1/12/2016	Rental caps established by HUD are generally low, resulting in lack of sufficient revenue to operate the housing community in the black										1																			1	
275	1/12/2016	Providing homes for high risk tenants with little or no support services available.							1			1															1				3	
276	1/12/2016	Successfully advocate for and attain public funding for housing.																											1		1	
277	1/12/2016	Share information about housing development proposals with Neighborhood Councils and Business Associations early and often.		1	1																										2	
278	1/12/2016	Permit automatic and significant reduction in parking requirements for multi family projects along major transit corridors.														1														1	2	
279	1/12/2016	Secure operating and maintenance funding to keep properties affordable.										1											1						1		3	
280	1/12/2016	Secure more support service funding for hard to serve populations and more partnerships with affordable houses to deploy those funds.								1																				1	2	
281	1/12/2016	Section 8 vouchers allows people to rent across City, adds to diversity and away from crime								1													1						1		3	
282	1/13/2016	Typically Section 8 people has lower level of understanding - they understand the rules but need COMMUNICATION	1		1					1																						3
283	1/14/2016	Communication - everyone operates on a different level of understanding	1		1																											2
284	1/15/2016	Homeownership program to transition into purchasing their own home								1		1																	1			3
285	1/16/2016	Homeless veterans program								1		1																	1			3
286	1/17/2016	Family unification program								1		1						1														3
287	1/18/2016	City Home Program (high users) cos the city \$1m per year								1								1														2
288	1/19/2016	Affordable Housing Services Marilee and New Bader Haven - voucher based, helps people get off vouchers						1	1			1																1				4
289	1/20/2016	AHS - 4500 people on waiting list						1				1																				2
290	1/21/2016	AHS lots of vouchers go unused - HUD must use 98% so 30 go unused							1			1																				2
291	1/22/2016	AHS partner with other housing agencies										1																				1
292	1/23/2016	Large forum with private landlords, without landlord / tenant communication it is hard to get person into a home			1							1																				2
293	1/23/2016	SHA wants to have ongoing communication with landlords - landlord association - partnerships			1							1																				2
294	1/23/2016	Income discrimination (source of income) could help house some people									1										1											2
295	1/23/2016	Housing choice program and vouchers helps people stay in housing							1	1		1																				3
296	1/23/2016	Source of income discrimination - 2 or 3 times monthly income eliminates that portion			1						1	1									1											4
297	1/23/2016	Communicate why section 8 is successful and why it can be			1							1												1								3

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298	1/23/2016	Developing partnerships with Landlords is difficult because there are many small and diverse landlords who don't always get together physically to address			1						1													1							3
299	1/23/2016	Landlords have had bad experiences with section 8 tenants and don't want to deal with the program			1						1													1							3
300	1/23/2016	Housing inspections are required for HUD funds - focus on safety, decent and sanitary				1						1											1								3
301	1/23/2016	Affordable housing means no person pays more than 30% of their gross monthly income on rent (HUD)								1		1												1							4
302	1/23/2016	Voucher system means that tenant AND voucher contribute to meet the monthly rent								1		1												1							4
303	1/23/2016	affordable housing can be set by housing brackets (60% are median income) tax credit property								1														1							3
304	1/23/2016	Misconception in housing choice program that you are forced to take on an undesirable tenant that can cause problems, you can have the same screening program, everything else is the same								1		1									1			1							4
305	1/23/2016	Need to do solid screening for Section 8 subsidy, just like your normal program								1	1	1									1			1							5
306	1/23/2016	Landlords should continue to do property condition reports, force tenants to do a repayment process, Section 8 will drop tenant if tenant doesn't meet repayment program				1														1	1			1							4
307	1/23/2016	Need for education regarding some issues related to public housing	1									1																			2
308	1/23/2016	Section 8 stigma			1							1																			2
309	3/22/2016	Facts: 47% of housing in City of Spokane are Rentals	1						1		1													1							4
310	3/22/2016	Facts: Avge 2.5 persons per household - there are 99,944 people accommodated in rentals (City population is 212,000)							1		1																				2
311	3/22/2016	Facts: 19.9% of people in CoS live in poverty and are concentrated in rental housing - landlords (public and private carry this burden)									1																				1
312	3/22/2016	Facts: Investment in rental properties exceed \$3 BILLION																						1							1
313	3/22/2016	Facts: Owners pay \$39M in property taxes, \$33M in utilities (10% of City budget)																						1							1
314	3/22/2016	Facts: Rental income generated is \$297M (12% of Spokane GDP)																						1							1
315	3/22/2016	Facts: Dwindling housing stock / ageing infrastructure / confrontational problems resolution																						1							1
316	3/22/2016	Facts: Little support for landlords / low profitability in rental properties considering long term replacement		1																				1							2
317	3/22/2016	Facts: high capital cost to provide rental housing, no investment incentives and more governance																						1							1
318	3/22/2016	Facts: Profit myth, traditional "Cash on Cash" measure excludes long term replacement.																						1							1
319	3/22/2016	Facts: Buildings have a useful lifecycle, older building require more capital repairs																						1							1
320	3/22/2016	Concerns: Poverty - 19.9% of people live under poverty line										1																			1
321	3/22/2016	Major Concerns: average family income is \$48,000. 25% of households earn under \$15,000										1																			1
322	3/22/2016	Major Concerns: 44% of renters live under the poverty line										1																			1
323	3/22/2016	Major Concerns: landlords provide a disproportionate support for those in poverty																						1							1
324	3/22/2016	Major Concerns: Poor data collection by public and city agencies, don't collect accurate data on landlord vs tenant problems					1																								1
325	3/22/2016	Major Concerns: existing agency systems are ineffective. Limited by resources or scope. Police / Fire / Health / Code Enforcement / Building Services					1									1		1													3

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326	3/22/2016	Major Concerns: Residential Rentals are long term and provide low long term profitability, need to set aside money for repairs																						1							1
327	3/22/2016	Major Concerns: Increased costs or legislation will result in rent increases to tenants or a reduction in affordable rental housing stock														1								1							2
328	3/22/2016	Major Concerns: Problems solving is limited, combative, costly and takes time																	1					1	1		1				4
329	3/22/2016	Specific concerns: Low income in Spokane									1													1							1
330	3/22/2016	Specific concerns: High ageing properties																						1							1
331	3/22/2016	Specific concerns: Less rental properties																						1							3
332	3/22/2016	Specific concerns: Lack of affordable housing									1	1												1							3
333	3/22/2016	Specific concerns: B.A.D. Neighborhoods (Breaching Rules, Antisocial Behavior, Damage Property)				1											1				1										3
334	3/22/2016	Specific concerns: B.A.D. Landlords (Breaching Rules, Antisocial Behavior, Damage Property)				1																					1				2
335	3/22/2016	Specific concerns: B.A.D. tenants (Breaching Rules, Antisocial Behavior, Damage Property)				1											1											1			3
336	3/22/2016	Specific concerns: Existing Compliance Systems don't work											1					1													1
337	3/22/2016	Specific concerns: Mandatory inspections are ineffective, costly and wont resolve issues											1																		1
338	3/22/2016	Additional costs for Registration or Mandatory Inspections have to be passed on because long term profit margins are low							1	1			1	1										1							5
339	3/22/2016	Rental inspection costs would be passed on to renters											1											1							2
340	3/22/2016	If landlords cant afford capital repairs because of low margin - properties will be taken off the market and reduce the amount of housing available.				1			1	1														1							4
341	3/22/2016	Landlords can be reported for non compliance - Code Enforcement, Building Inspections, Health Dept., Police Dept., Attorney Generals Department, Centre of Justice, NW Housing Alliance, LLT Act provides for no discrimination for complainants				1						1				1															3
342	3/22/2016	Landlords / Tenants / Neighborhoods have different perspectives of the rental housing issues. There is a need for understanding and compromise	1		1																										2
343	3/22/2016	Providing rental housing is not considered a business														1								1							2
344	3/22/2016	Lack of data on properties - owner vs rented						1																							1
345	5/4/2016	Survey resources available - informal, CoS subscription to survey tools, Local Professional Research Firms						1																							1
346	5/4/2016	Lack of specific research on Spokane issues						1																							1
347	5/4/2016	National surveys: American Housing Survey, Portland Quality Rental Housing Workgroup, Eviction Study, refer annotated Bibliography						1																							1
348	4/26/2016	Desire: increasing the availability of healthy, safe and sustainable long-term rental housing improves livability and economic viability of the overall community			1																			1							2
349	4/26/2016	Characteristics: functional attributes, transport, architecture, social interaction, community involvement, sustainability, sustainable environment and memorable character				1																								1	2
350	4/26/2016	Major issues: Negative impacts of poorly maintained rental properties - health, safety, property value, quality of life				1																									1
351	4/26/2016	Major issues: Absentee landlords - inability to contact, no oversight, delayed response, lack of accountability, owner vs manager				1														1											2
352	4/26/2016	Major issues: Transiency within neighborhoods - lots of moving, don't know neighbors, instability for children, loss of neighborhood security and identity																					1				1				2

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353	4/26/2016	Major issues: Lack of legal protection / recourse for neighbors - limited options Code Enforcement, addresses only external issues, difficult in identifying accountable party, fear of retaliation from complaints														1															1
354	4/26/2016	Conclusion: #1 gap is ACCOUNTABILITY				1														1						1					3
355	4/26/2016	Conclusion: who is responsible for poorly maintained properties				1														1						1					3
356	4/26/2016	Conclusion: without local contact, absentee landlords no ability to resolve issues				1														1											2
357	4/26/2016	Conclusion: frequent movers diminishes social capital for all generations																					1			1					2
358	4/26/2016	Conclusion: neighbors have no resources beyond Code Enforcement to remedy negative impacts														1							1								2
359	4/26/2016	Issue: Spokane tenants are rent burdened - 48% of population rents, 55.4% pay more than 30% of monthly income on rent, 47.1% pay more than 35%							1	1	1																				3
360	5/10/2016	Issue: low income have few housing options - costly to move, vacancy rate is low							1	1	1																				3
361	5/10/2016	Issue: not enough subsidized low income housing - 12 of 100 very low / extremely low tenants get subsidized housing							1	1	1																				3
362	5/10/2016	Issue: subsidized housing require annual inspections, market rental have no inspections											1																		1
363	5/10/2016	Issue: Evictions and reasonable fear of evictions						1																							1
364	5/10/2016	Issue: Lack of data collection on rental housing and housing assistance						1																							1
365	5/10/2016	Issue: Substandard housing is a health hazard for tenants and neighbors				1																	1								2
366	5/10/2016	Issue: Substandard housing is costly for all Spokane residents and tenants - los of substandard housing, fire dept. hazards, homelessness is costly and devastating				1										1							1								3
367	5/10/2016	Issue: Healthy and stable housing is good for tenants landlords and neighborhoods -0 diversity, vibrancy, local economy, greater change of success in employment and education, safety creates community involvement				1																	1								2
368	5/10/2016	Resources: resources to assist tenants in Spokane are scarce, limited or non-existent - legal resources, financial assistance, tenant education, tenants rights information, mediation costly		1												1															2
369	5/10/2016	Resources: Landlord / Tenant Act - allows landlords to give notices, tenant must initiate and enforce remedies for no repairs, tenant limited to deducting repairs from rent, no agency to call														1				1							1	1			4
370	5/10/2016	Resources: LLTA - 20 day notice evictions, tenants cant defend														1				1							1	1			4
371	5/10/2016	Resources: City agencies (Code enforcement, building, SPD, Fire, Health) - risk of eviction is report conditions resulting in building condemnation		1		1		1	1							1		1													6
372	5/10/2016	Resources: City agencies - no registry to foster communication between agencies and landlords			1			1																							2
373	5/10/2016	Resources: City agencies - all recommend rental inspection program to fully address housing issues											1																		1
374	5/10/2016	Gaps: No laws to protect tenants from no cause termination and eviction														1				1				1	1						4
375	5/10/2016	Gaps: Inadequate legal representation for tenants in unlawful detainer actions		1												1										1					3
376	5/10/2016	Gaps: Inconsistent and insufficient tenant assistance programs		1																						1					2
377	5/10/2016	Gaps: not enough subsidized affordable housing for low income tenants							1	1	1													1	1						5

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378	5/10/2016	Gaps: no registration or inspection of market rate rental property											1	1																	2	
379	5/10/2016	Gaps: No reporting agency to review notices to tenants and establish records and statistics		1												1															2	
380	5/10/2016	Gaps: tenant education classes and workshops do not reach enough tenants. Tenants are not prepared when they are served with a notice or need repairs	1																						1						2	
381	5/10/2016	Recommendations: Spokane adopt Housing Security Ordinance that will eliminated no cause evictions														1		1													2	
382	5/10/2016	Recommendations: Spokane establish a rental registry and inspection program												1	1										1				1		4	
383	5/10/2016	Recommendations: Spokane adopt provisions in the LLTA to provide relocation assistance to tenants and hold landlords accountable														1		1							1				1		4	
384	5/10/2016	Recommendations: Spokane establish an Office of Tenants Services to enforce notice requirements, assist tenants and collect data and offer tenant education classes	1													1		1											1		4	
385	5/10/2016	Recommendations: Spokane offer no cost mediation to landlords and tenants in disputes that would otherwise result in legal action																	1												1	
386	5/10/2016	Recommendations: Financial assistance for small scale landlords who require repair due to malicious destruction to property that would otherwise remove the property from the rental market				1																			1			1			3	
387	5/10/2016	Recommendations: Increase subsidized low income rental housing in Spokane							1	1	1																		1		4	
388	6/4/2016	Absentee Landlords																		1											1	
389	6/4/2016	Ageing Properties				1															1				1						2	
390	6/4/2016	Compliance Systems Inadequate or Lack Resources														1		1										1			3	
391	6/4/2016	Health Impacts and Costs of Substandard Properties				1																		1	1						3	
392	6/4/2016	Improper or Lack of Maintenance and Repairs				1																		1	1						3	
393	6/4/2016	Insufficient Landlord Knowledge and Education	1																												1	
394	6/4/2016	Insufficient Rental Housing Data					1																								1	
395	6/4/2016	Insufficient Tenant Education and Empowerment	1	1																						1		1			4	
396	6/4/2016	Lack of Neighborhood Empowerment		1																											1	2
397	6/4/2016	Lack of On-Site Management																		1											1	
398	6/4/2016	Landlords Unable to Afford Repairs				1																									2	
399	6/4/2016	Landlords' Unwillingness to Evict Tenants						1	1											1					1						4	
400	6/4/2016	Negative Impacts of Eviction						1	1	1															1	1	1	1			7	
401	6/4/2016	Neighborhood Transiency							1																						1	
402	6/4/2016	Tenant Behavior	1															1	1							1					4	
403	6/4/2016	Tenants Unable to Afford Adequately Maintained Housing																								1					2	
404	6/4/2016	C.O.P.S. Block Watch and Neighborhood Observation Patrol	1	1														1													3	
405	6/4/2016	C.O.P.S. Code Enforcement Reporting	1	1														1													3	
406	6/4/2016	C.O.P.S. Crime Free Multi-Housing Program	1	1														1													3	
407	6/4/2016	C.O.P.S. Safe Streets	1	1														1													3	
408	6/4/2016	City of Spokane Building and Developer Services	1	1		1													1												4	
409	6/4/2016	City of Spokane Code Enforcement		1		1												1	1												4	
410	6/4/2016	City of Spokane Nuisance Property Ordinance		1														1	1												3	
411	6/4/2016	Gonzaga Center for Law and Justice, University Legal Assistance		1																1		1				1					4	
412	6/4/2016	Landlord Association of the Inland Northwest Landlord Education and Legal Resources	1	1																	1										3	
413	6/4/2016	Northwest Justice Project CLEAR Hotline	1	1									1							1		1				1					6	
414	6/4/2016	Rental Housing Association of Washington Member Resources	1	1									1																		3	
415	6/4/2016	SNAP Weatherization Program	1	1		1							1													1					5	
416	6/4/2016	SNAP/Living Green DIY Minor Home Repairs	1	1		1							1																		4	
417	6/4/2016	SNAP/Living Green Healthy Homes	1	1									1																		3	
418	6/4/2016	Solid Ground Tenant Services		1									1													1					3	
419	6/4/2016	Spokane County Bar Association Volunteer Lawyers Program		1									1							1						1					4	

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420	6/4/2016	Spokane Fire Department Permit System		1		1						1						1								1					4
421	6/4/2016	Tenants Union Tenants Rights Hotline and Walk-In Clinics		1								1														1					3
422	6/4/2016	Washington DSHS Additional Requirements for Emergent Needs (AREN)		1								1														1					3
423	6/4/2016	Washington Landlord Association Member Services & Advice Line for Landlord Members and Tenants		1								1														1					3
424	6/4/2016	Washington Law Help		1								1														1					3
425	6/4/2016	Washington State 211		1								1														1					3
426	6/4/2016	Washington State Bar Association Moderate Means Program		1								1														1					3
427	6/4/2016	Washington State Landlord Tenant Act		1												1										1					3
428	6/4/2016	Washington Web Lawyer Legal Advice		1					1			1														1					4
429	6/4/2016	Catholic Charities		1					1			1														1					4
430	6/4/2016	EPA		1					1			1														1					4
431	6/4/2016	FULCRUM		1					1			1							1							1					5
432	6/4/2016	HUD	1	1					1			1														1					5
433	6/4/2016	NW Fair Housing Alliance	1	1					1			1														1					5
434	6/4/2016	Public Housing Agency		1					1			1														1					4
435	6/4/2016	SNAP Rapid rehousing	1	1					1			1														1					5
436	6/4/2016	Spokane Housing	1	1					1			1											1			1					6
437	6/4/2016	Spokane Health Department	1	1		1						1						1					1			1					7
438	6/4/2016	Transitions	1	1					1			1														1					5
439	6/4/2016	VET programs	1	1					1			1														1					5
440	6/4/2016	Women's Hearth Responsible Rental Program	1	1					1			1														1					5

Issues mentioned

