



Spokane
Low Income
Housing
Consortium

The State of Affordable Housing in Spokane County ***January 2016***

Housing needs of our local citizens

- Over 1,033 people were counted as homeless in the Spokane Regional 2015 Point In Time Count; 240 were identified as chronically homeless.
- More than 2,100 Spokane County school children were identified as homeless in 2013-2014.
- There are only 12 affordable housing units available for every 100 people of Extremely Low Income - \$19,350 for a household of 4.
- More than 25,000 of Spokane County households make less than \$15,000 annually. They can't afford the average local rent of \$596 for a 1-bedroom rental.
- We have about 8,000 quality, publicly-financed rentals in Spokane County. Additionally, the Spokane Housing Authority circulates over 4,000 tenant-based vouchers. Given these resources, we still have a gap of about 13,000 affordable rentals.
- The vacancy rate among affordable rental homes is 2.3%.

Affordable housing funding environment

- The Federal investment in affordable housing development has substantially dropped
- The Low Income Housing Tax Credit (LIHTC) finance program has been a bright spot, receiving bi-partisan Congressional support. Four LIHTC-funded Spokane projects broke ground in 2015, providing 252 affordable rentals.
- State investments in the Housing Trust Fund (HTF) fell from a 2007-2009 biennium high of \$200 million to a \$51.5 million investment in 2013-2015. A \$75 million investment was approved for the 2015-2017 biennium.

Actions that we, as a community, can take to expand access to affordable housing

- Advocate for an investment in the Housing Trust Fund to our state legislators.
- Encourage our City electeds to take advantage of state-enabled legislation to incentivize the provision of affordable housing, such as offering density bonuses, inclusionary housing, fee waivers or exemptions, parking reductions, and expedited permitting.
- Become more informed about affordable housing challenges and opportunities. Sign up to receive SLIHC's newsletter, ***The SLIHC Report***.
- Join efforts to locally raise funds to support affordable housing. HB 2263, passed in the 2015 legislative session, enables local jurisdictions to place on the ballot a .1% sales tax to support increased provision of affordable housing.

Sources: 2013 American Community Survey, Spokane Regional 2015 Point in Time Count – www.spokanecity.org/chhs/documents, Spokane area school districts, Spokane Housing Authority, the Fall 2014 Spokane-Kootenai County Real Estate Research Committee Report, SLIHC 7-1-2015 Rental Survey.

The Spokane Low Income Housing Consortium
promotes the availability of affordable housing in Greater Spokane.

Members

<i>Board</i>	<i>Associate</i>	<i>Supportive</i>
<ul style="list-style-type: none"> • The Arc of Spokane • Catholic Charities • Common Wealth Agency • Community Frameworks • Habitat for Humanity-Spokane • Housing Authority of Grant County • Inland Empire Residential Resources • Inland Northwest Bank • Pioneer Human Services • Rockwood Retirement Communities • Salem Arms Community Housing • Spokane Housing Authority • Spokane Housing Ventures • SNAP • Transitions • Volunteers of America 	<ul style="list-style-type: none"> • Aging and Long Term Care of Eastern Washington • Better Health Together • Building Changes • Family Promise of Spokane • Frontier Behavioral Health • Impact Capital • Inland Northwest Fuller Center for Housing • Rebuilding Together Spokane • Spokane Baptist Association Homes • Spokane Urban Ministries • The Salvation Army • WA Community Reinvestment Assn. • WA State Housing Finance Commission • Whitman County CAC • YWCA of Spokane 	<ul style="list-style-type: none"> • AmericanWest Bank* • Avista Utilities • Bank of America* • Banner Bank • Beacon Development Group • Champion Foundation* • Foster Pepper PLLC • JPMorgan Chase Bank* • Molina Health Care • Mountain West Bank • Umpqua Bank • United Health Care • Washington Trust Bank* • ZBA Architecture • Mary Jo Harvey • Arlene Patton • Don Swanson • Tim Williams <p><i>*Major underwriters and supporters</i></p> <p>Visit www.slihc.org to find out more about our members.</p>

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Nonprofit rental providers' challenges

- Funding for housing that is affordable to people of extremely low income.
- Handling NIMBYism.
- Parking requirements.
- Rental caps established by HUD are generally low, resulting in lack of sufficient revenue to operate the housing community in the black.
- Providing homes for high risk tenants with little or no support services available.

Solutions

- Successfully advocate for and attain public funding for housing.
- Share information about housing development proposals with Neighborhood Councils and Business Associations early and often.
- Permit automatic and significant reduction in parking requirements for multi-family projects along major transit corridors.
- Secure operating and maintenance funding to keep properties affordable.
- Secure more support service funding for hard to serve populations and more partnerships with affordable housers to deploy those funds.

Rental Housing Issues Timeline (Subject to Change as Needed)

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