



## GROUND RULES FOR MEETING

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

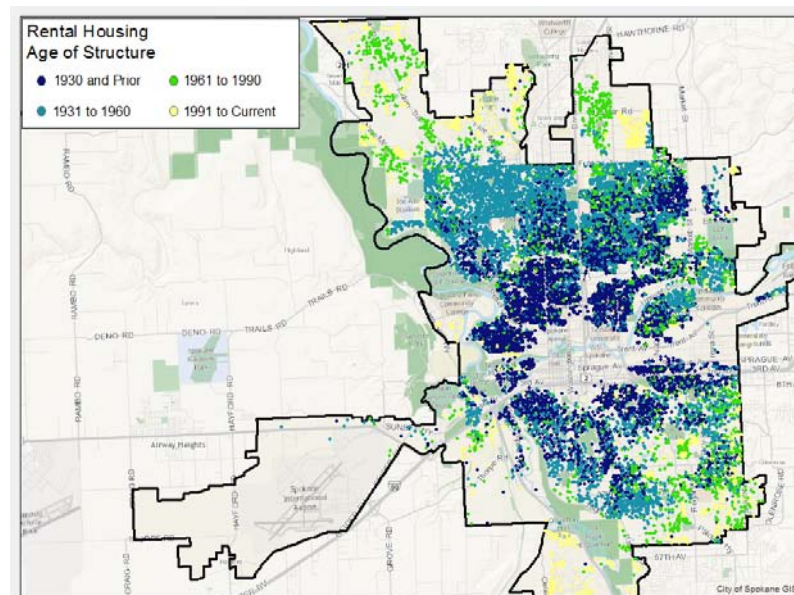


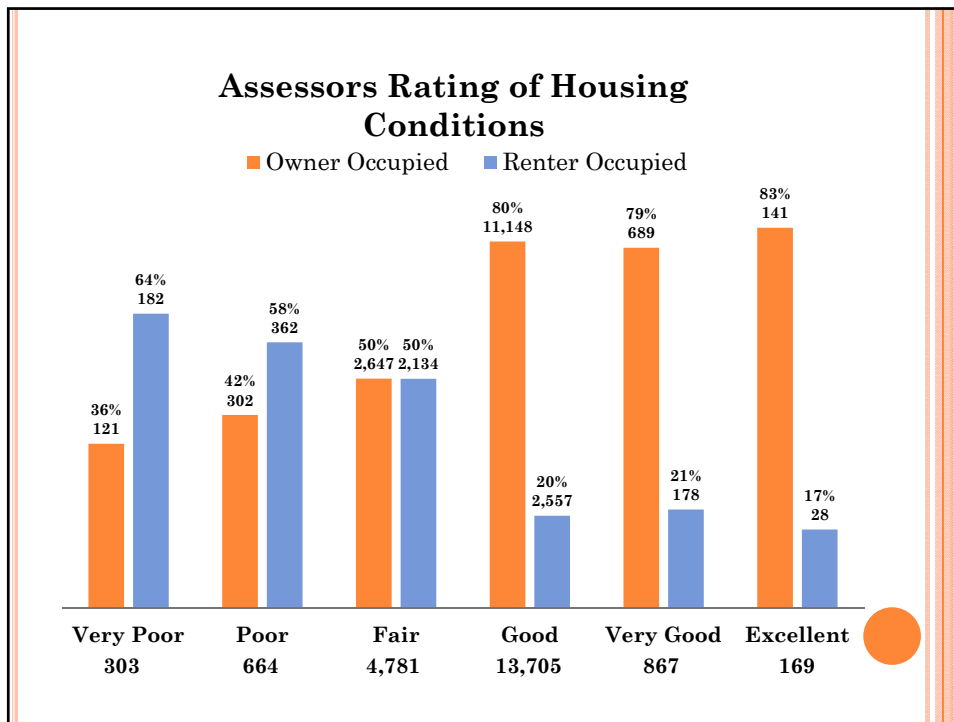
## GROUND RULES FOR MEETING

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

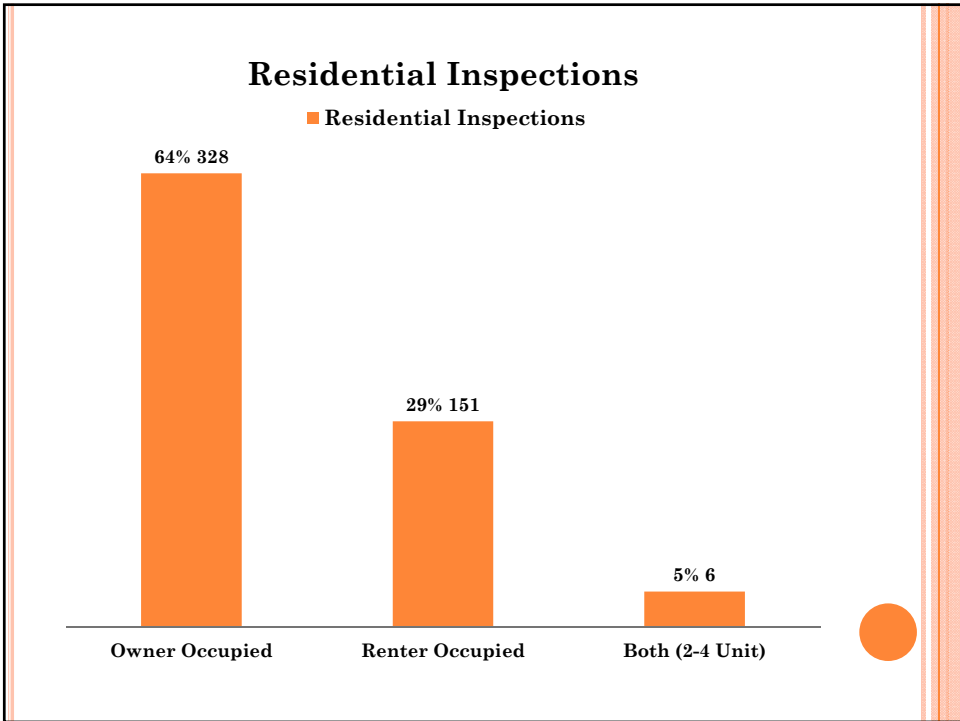
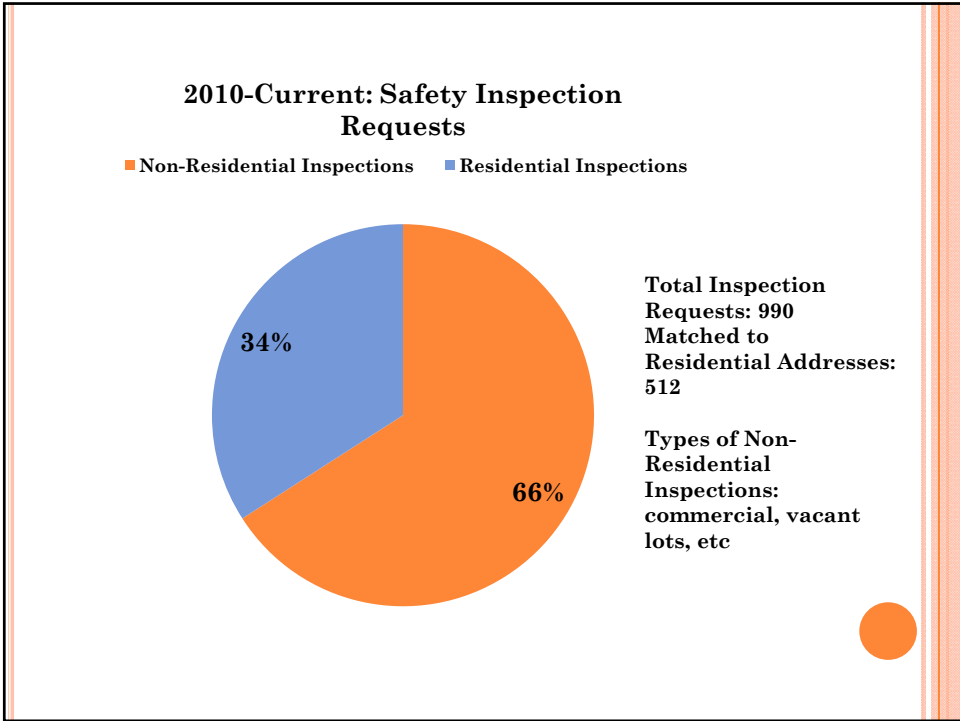


## RENTAL HOUSING: AGE OF STRUCTURE





- ### SAFETY INSPECTIONS
- **Renter:**
    - A renter would be the most likely person to request a safety inspection to make corrections, or to portray living conditions
  - **Owner:**
    - 1. They have just purchased a property, failed to have a home inspection process done before the purchase, and are finding evidence of repairs or construction that concern them.
    - 2. Maybe they have lived there a while and want to convert it into a rental, or something else, and want to know what issues might need to be fixed.
    - 3. They have received a letter from Code enforcement or the Building Department about a list of conditions, have made some attempts to correct the conditions and would like a complete inspection to confirm resolution, or to identify anything that may have been missed.
    - 4. Renters have damaged areas of the dwelling or made unauthorized changes, and the owner would like a complete inspection.



## Rental Research Stakeholder Questions & Answers

	<i>Question</i>	<i>Answer</i>	<i>Presenter</i>
<b>Health Related</b>	What are the health impacts of poverty?	Health and wealth are inextricably linked. As presented in the extensive local data report, Odds Against Tomorrow, socio-economic status (poverty) is a significant social determinant of health. In relation to housing, those living in poverty are disproportionately impacted by poor quality housing because their limited resources leave them with limited housing choices and reduce their ability to enforce landlord/renter contract terms. Murray, S. (2006). Poverty and health CMAJ. 2006 Mar 28; 174(7): 923. doi: <a href="https://doi.org/10.1503/cmaj.060235">10.1503/cmaj.060235</a> , Spokane Regional Health District. (2012) Odds against tomorrow, Health inequities in Spokane County. <a href="http://www.srhd.org/documents/PublicHealthData/HealthInequities-2012.pdf">http://www.srhd.org/documents/PublicHealthData/HealthInequities-2012.pdf</a>	Heather Wallace & Peggy Slider
	Does DCFS or DSHS have any health data for (local) renters?		Heather Wallace & Peggy Slider
	Have any comparison studies been done to show health effects in public housing or any other subsidized housing?	The National Center for Biotechnology Information (NCBI) did publish the following: Is Public Housing the Cause of Poor Health or a Safety Net for the Unhealthy Poor? J Urban Health. 2010 Sep; 87(5): 827–838. Published online 2010 Jun 29. doi: 10.1007/s11524-010-9484-y PMID: PMC2937128 <a href="http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2937128/">http://www.ncbi.nlm.nih.gov/pmc/articles/PMC2937128/</a> Abstract: “Research has shown that public housing residents have the worst health of any population in the USA. However, it is unclear what the cause of that poor health is among this population. The purpose of this paper is to investigate the association between public housing and health conditions: specifically, we ask if residents entered public housing already ill or if public housing may cause the poor health of its residents. The data used for this study come from the GSU Urban Health Initiative, which is a prospective, mixed-methods study of seven public housing communities earmarked for demolition and relocation (N = 385). We used the pre-relocation, baseline survey. We found that, while health was not the main reason residents gave for entering public housing, the majority of public housing residents entered public housing already ill. Substandard housing conditions, long tenure in public housing, and having had a worse living situation prior	Heather Wallace & Peggy Slider
	Is the health data similar for adults?	Multiple studies show that the effect of poor quality housing on children leads to adverse health, development and learning impacts. These impacts can affect children over the life course. Studies focus on children specifically because of their status as children and because the potential for long-term impact is greater during early development. That being said, individuals entering poor quality housing as adults are also impacted adversely. A few examples: Indoor allergens, mold, and poor ventilation contribute to asthma in adults as well as children (Braveman, et al). Poor insulation and heating/cooling systems can impact cardiovascular conditions, especially in the elderly (Shaw). Unsafe building conditions, nonfunctioning appliances, and unrepaired toilets and waste lines lead to injuries, food borne illness and exposure to infection in both children and adults (Pollack, et al.) Braveman, P., Dekker, M., Egerter, S., Sadegh-Nobari, T., & Pollack, C. (2011) Housing and Health. Robert Wood Johnson Foundation. <a href="http://www.rwjf.org/en/library/research/2011/05/housing-and-health.html">http://www.rwjf.org/en/library/research/2011/05/housing-and-health.html</a> Pollack, C. and Egerter, S., Sadegh-Nobari, T., Dekker, M., & Braveman, P. (2008). Where we live matters for our health: The Links between housing and health. Robert Wood Johnson Foundation: Commission to Build a Healthier America, Issue Brief 2. <a href="http://www.commissiononhealth.org">www.commissiononhealth.org</a> Shaw, M. (2004). Housing and public health. Annual Review of Public Health, (25), 397-418.	Heather Wallace & Peggy Slider
	<i>Question</i>	<i>Answer</i>	<i>Presenter</i>
	What does law enforcement tell tenants when they have or are faced with uninhabitable living conditions?	If the property is uninhabitable it is not uncommon for us to contact Spokane Fire, or Code Enforcement to respond. Beyond that we do not have a hand out of any kind to direct them to services, however we may tell them about non-profit services that may be able to help them.	Sgt Ervin
	Under what circumstances would SPD call the Fire Department?	I believe that was answered above. Primarily if we believe the person is in some kind of danger, unable to take care of themselves, or living in an unfit place.	Sgt Ervin
	Do you find more repeat calls to properties that are not maintained? Does this apply to single family homes or is this just a large complex issue?	It has been my experience that we go to more properties that are not maintained. My research involved multi-family locations such as apartment complexes. However it has been my patrol experience that this is common for unmanaged, not maintained residences as well. I do not have any stats for that.	Sgt Ervin
	Is Hot Spot Policing the result of actual crimes or tip lines?	Primarily Hot Spot Policing is generated from call for service and crime reports called into Crime Check. Our Crime Analysis Unit reviews this data and determines where the Hot Spots are.	Sgt Ervin

Crime/Safety Related	Letter of drug activity and arrest: Why can't the letter wait until a person has actually been convicted and sentenced before the eviction begins? What happened to innocent until proven guilty? An arrest does not necessitate guilt or even fault.	You are correct that an arrest does not necessarily prove guilt. These letters are primarily issues after a search warrant is executed on a property and drugs are located in the residence. This letter is mandated by state law. It is not based on guilt or innocents.	Sgt Ervin
	What type of crime is occurring in the North side and Downtown complexes? What about using PC's to control drug dealers?	During the presentation I showed a whole laundry list of crimes that were involved at these places, and they were not all drugs. Not even half were drugs. I am not sure the reference of PC regarding the control of drug dealers. Working drugs in a complex is harder to do because it is hard to see where people are coming from	Sgt Ervin
	Notice of Arrest Letters: do you advise when the prisoner has been released?	We do not notify anyone when the arrested subject is released.	Sgt Ervin
	What can landlords do to be more cooperative with law enforcement?	a.) I would like to look at this question as being more helpful to law enforcement. More cooperative makes it sound like they are not cooperating, and this is not usually the case. b.) I think the key is to maintain and manage their properties. This means managing in a way so that there is minimal crime at their location. Every place has the potential to have some crime. However when law enforcement responds day in and day out the owner/manager needs to take care of the problem. Management is the key. c.) Someone mentioned a rental property registry. This would be a helpful tool as long as law enforcement had access so they know who to contact when there is an issue. A big problem with this type of information is keeping it up to date. If it is not up to date then it has far less worth. d.) If there is criminal activity occurring on their property make a report of it with specifics. Who, what, and where. Information is very helpful to us.	Sgt Ervin
	What address the letter of arrest sent to? How do management companies receive letters before it goes to the owner of record?	We use tax records to determine ownership. If by chance we know who the management company is we will send one there too. The law advised that we need to notify the owner. If a registry is created the management company would be great information to include along with owner information.	Sgt Ervin
	What resources are available to first responders?	This is a pretty open ended question. I will say that owner information and contact numbers are at times are very difficult to obtain. Especially when officers are on scene. There is a time factor involved, and oftentimes quick information is not readily available to us.	Sgt Ervin
	How can landlords work with tenant associations to decrease calls for service?	I think this is a question that needs to be addressed to the landlords and tenant association. Each have their own issues that need to be discussed and then determine how to move forward. Law enforcement should be a key component, but everyone should look at this question. I think education is one good option. Some people have never been taught about how to live in complexes and what expectations there can be. Some people find that hard to believe, but it is true.	Sgt Ervin
	What are some tools for landlords when a tenant returns to property after being removed due to arrest?	Unless some legal documents is in play the subject has a right to his house. This is not necessarily a short easy answer. Eviction is an option depending on the circumstances. However it may be that the land lord does not want to do this for various reasons. The bottom line is that Landlord Tennant law has to be followed and in any of these cases the Landlord should consult an attorney for legal advice	Sgt Ervin
	DO you find that landlords are generally cooperative with law enforcement?	We have cooperative and uncooperative landlords. It all depends on the individual. I would say that there are far more cooperative landlords than there are uncooperative landlords.	Sgt Ervin
	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>
	If the City knows my landlord is negligent because of an inspection why aren't they holding him accountable now?	If the property falls within the framework of Building Official or Substandard Building then the City can become involved however there are many issues that are related to maintenance and falls under the Landlord Tenant Act and it is required that the landlord remedy if the tenant brings it to the landlord.	Dan Skindzer/Heather Trautman
	Could apartment complex tenants involve Code Enforcement to inspect and get help?	Yes, a tenant can make complaints to Code Enforcement and the Building Department however these departments cannot act unless it rises to the level of a substandard building.	Dan Skindzer/Heather Trautman
	What resources are available for relocation due to Substandard Buildings?	The City currently works with SNAP for relocation assistance due to a home entering the Building Official Process.	Dan Skindzer/Heather Trautman
	Who can and how are Code complaints made?	Any citizen can make a code complaint via a code violation	
	<b>How are Gonzaga student rental units coded?</b>		

Building/Code Related	Of the complaints how many are renter vs. owner? Only 3%	The 3% refers to the number of JUST active substandard cases that were rental at the time of the complaint.	Heather Trautman
	Of the 1000's of property owners, 52 complaints in one year seems low.	Currently there is no formal tracking system for maintenance issues that are called into the Building Department regarding rental units, the 52 complaints was derived from the call log that Dan Skindzer this did not include other inspectors call logs.	Dan Skindzer
	How many properties are Substandard by Code criteria's?	Code Enforcement is a complaint driven process, there is no way to know of all properties which are substandard, code enforcement only investigates those that complaint on them.	Heather Trautman
	What resources are available for homeowners to bring structures up to Code?	The resources are typically through CDBG, SNAP Programs, etc.	Heather Trautman
	Can we develop an agreed definition of "Substandard" Properties?	No likely the definition for "substandard building" varies. The City of Spokane does not have the ability to require another agency to adopt the same definition. The definition used by the City of Spokane can be found "substandard or unfit building" found in 17F of the Municipal Code.	Heather Trautman
	What happens to tenants when the building they are living in is determined uninhabitable?	They are required to relocate through Code process. Code Enforcement provides referrals for services that provide housing such as SNAP.	Heather Trautman
	Who notifies the tenants when the building they are living in is determined uninhabitable?	Code Enforcement notifies the tenant if a building is determined substandard by posting on the property and sending a letter to the occupant and property owner.	Heather Trautman
	Does the City assist tenants with relocation if the building is uninhabitable? If not who does?	Yes, the City does offer assistance, there are also other agencies that provide assistance.	Heather Trautman
	How many complaints about conditions come from tenants living in the unit?	There is no data tracked for this, the numbers presented are anecdotal and come from Dan Skindzer's personal call log.	Dan Skindzer
Data Related	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>
	The data doesn't track all complaints regarding rentals; data lacks possible real number of rental properties issues?	Currently there is no tracking mechanism within the building department for calls related to landlord/tenant maintenance issues. It has been asked to begin tracking these requests.	Dan Skindzer
Legal Questions	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>
Phase 2 Related Questions	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>
	SLIHC-High Risk Tenants training?	Hold for Phase 2-Identify existing programs, policies, ordinances	
	Are there requirements that the landlord provide relocation assistance to tenants if the building is uninhabitable and they refuse to do the repairs?	Hold for Phase 2-Identify existing programs, policies, ordinances	
	Are there regulations in place right now to ensure that my (and all) landlords provide, good clean, safe housing?	Hold for Phase 2-Identify existing programs, policies, ordinances	
	How can we educate tenants about their legal rights?	Hold for Phase 2-Identify existing programs, policies, ordinances	
	Does SNAP offer education of landlord/tenant laws?	Hold for Phase 2-Identify existing programs, policies, ordinances	
	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>

Phase 3 Related Questions			
	<b>Question</b>	<b>Answer</b>	<b>Presenter</b>
	How will a license make my landlord/property owner do all of the influence factors discussed by Sgt. Ervin?	Hold for Phase 3- Explore gaps between the issues and existing solutions.	
	In inverse condemnation a possible solution?	Hold for Phase 3- Explore gaps between the issues and existing solutions.	
Parking Lot Questions	How would Code Enforcement oversee or take on so many additional calls (If a registration program were created)?	This is not relevant to the scope of the group, the group is to focus on current issues and how current programs address those issues and make recommendations based on those.	
	Why register all properties when Building Department & Code Enforcement complaint numbers exists?	This is not relevant to the scope of the group, the group is to focus on current issues and how current programs address those issues and make recommendations based on those.	
	Is there or are has there been a housing shortage in Spokane?	This is not relevant to the scope of the group, the group is to focus on current issues and how current programs address those issues and make recommendations based on those.	
	How would you enforce accountability to those landlords who don't follow the current rules?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	If landlords are required to improve properties for rent what profitability is there to allow landlords to make a reasonable profit for their interests?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	Where would funding come from for an inspection program?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	What criteria would be used to assess a property?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	How would homeowners be educated about their impacts if they don't comply with a rental inspection program?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	Would we consider a penalty type system?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	Would there be new laws and regulations to enforce under a registration program?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	As a good landlord how does it benefit me to be licensed? Am I just being penalized for the conduct of bad landlords?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	License fees will be passed onto tenants in the form of higher rent. If the City fined noncompliant landlords instead of charging good landlords, wouldn't this help keep rent prices down?	This is outside of the scope of the Stakeholder group, there is no recommendation at this time that would address this outcome.	
	Would you consider approaching (a inspection program) as partnering with good landlords to offer incentives such as recommendations to live in such places as opposed to places that cannot hold the standard and therefore are not considered partners?	This is outside of the scope of the Stakeholder group, there is not recommendation at this time that would address this outcome.	
	Would a license for landlords require a test to acquire?	This is outside of the scope of the Stakeholder group, there is not recommendation at this time that would address this outcome.	
	What is the proposed cost of inspection? Would this cover all costs?	This is outside of the scope of the Stakeholder group, there is not recommendation at this time that would address this outcome.	
	Who would oversee a possible rental property registry?	This is outside of the scope of the Stakeholder group, there is not recommendation at this time that would address this outcome.	
How would you identify who should take courses or acquire a license or would it be across the board for all landlords?	This is outside of the scope of the Stakeholder group, there is not recommendation at this time that would address this outcome.		



	In addition to current recommendations do you think the power imbalance would change if Spokane were to adopt a just cause eviction ordinance?	This is outside of the scope of the Stakeholder group,	
	How does Spokane Regional Health advocate and educate?	Advocate means to publically recommend or support while educate is to teach or train. Employees of the Community and Family Services division at SRHD advocate by presenting the position of populations they represent to those who have the ability to impact issues affecting that population. An example of this would be talking to the Parks and Recreation Department about issues around a park that is falling into disrepair and/or is experiencing a lot of naughty or criminal behavior and starting the conversation around resolving those issues. Another example of advocacy is to contact DSHS about issues a person is facing and advocating for the state to provide the help needed. Education falls into a large variety of venues. It may be speaking at a conference, or teaching parenting classes, or talking to the Public Safety Committee about the effects poor quality housing has on health.	Heather Wallace & Peggy Slider
<b>Miscellaneous Questions</b>	<b><i>Question</i></b>	<b><i>Answer</i></b>	<b><i>Presenter</i></b>
	Does the new schedule include speakers reported on the survey? If not, why did we do the survey?	We are working to identify the additional speakers when the speakers series currently scheduled is completed.	
	Will new members be added to the Stakeholder Group as related to the survey taken?	At this time the majority of stakeholders felt that the current lineup of the Stakeholder group was sufficient in representing many views.	
	Can we have more information about the Hillyard Study	At this time the Northeast Community Center is Housing and Health: Suggestions for the Future is available by public records request.	Heather Wallace & Peggy Slider
	Can we have more information to the lead class action suit?	The Lead Class Action Suit will be available	

