



STRONGEST CITY OF OUR SIZE – BUILDING STRONG NEIGHBORHOODS WITH SAFE, QUALITY HOUSING FOR ALL

Objective:

The objective of the Housing Quality Task Force is to align City investments, resources, and policies that support safe, quality, affordable housing and mixed-income neighborhoods. The team will be made up of two working groups that 1) review current programs and policies that address housing conditions, abate chronic nuisance properties, drive investments in new and rehabilitated housing, respond to abandoned and/or foreclosed homes; and 2) identify challenges and opportunities to meet the specific affordable housing needs of Spokane.

The Task Force will focus in six key areas of housing:

- Abandoned Homes
- Homes in Foreclosure
- Chronic Nuisance Properties
- Substandard Properties
- Vacant Residential Lots
- Housing Affordability

Success of the Task Force means:

- Neighborhoods have a mix of safe, quality, and affordable housing for individuals and families to rent or own (with specific focus on mixed-income and targeted areas).
- Implementing programs and policies in order to return underutilized, foreclosed, and abandoned homes to the housing market quickly.
- The City and partner agencies respond to tenants of substandard housing in a coordinated fashion to place families in safe, quality, and affordable housing with any needed supportive services for a higher quality of life.
- Measures of success will include:
 - Increase in property valuation
 - Increase in a mixture of housing options, thus creating more affordable housing
 - Decreased crime rates
 - Identify measure to reflect better market segmentation/variability in each neighborhood.

Task Force Makeup:

The Task Force will be made up of two teams:

1. Housing Conditions
2. Housing Affordability

The teams will primarily be meeting separately in order to do research and collect data. After the findings are gathered the teams will meet together to share the information and make recommendations.

- Task Force Chair – Mayor David Condon

Housing Conditions:

- Council appointees –Amber Waldref, *City Council*
- Neighborhoods & Business Services – Jonathan Mallahan, *Division Director*
- Neighborhoods & Business Services – Alicia Powell, *Community Programs Coordinator*
- City Attorney – Nancy Isserlis, *City Attorney*
- Planning Department – Lisa Key, *Director*
- Planning Department – Melissa Owen, *Assistant Planner*
- Office of Neighborhood Services & Code Enforcement – Heather Trautman, *Director*
- Office of Neighborhood Services & Code Enforcement – Melissa Wittstruck, *Neighborhood & Housing Specialist*
- Spokane Police Department (SPD) – Craig Meidl, *SPD Captain*
- Community Member – Marilyn Amato, *Spokane Realtors Member*
- Health District Representative – Rowena Pineda, *Program Manager, Neighborhoods Matter & Weaving Bright Futures*
- Spokane Fire Department – Mike Miller, *Fire Marshal*
- Nonprofit Sector – Jean Farmer, *Director of the Northeast Community Center Association*
- Plan Commission – Patricia Kienholz
- Spokane Community Land Trust (SCLT) – Chris Venne
- SNAP –Loretta Cael, *Program Manager of Housing Counseling*
- Umpqua Bank – Cara Coon, *VP, Government & Civic Relations Director*
- Empire Health Foundation – Kristen West, *Vice President for Programs and Operations*
- Real Estate Representative – Scott Wetzel, *President & CEO of Windermere Services Mountain West*
- Mayor’s Advisory Committee on Multicultural Affairs – Bob Cepeda, *Committee Member*

Housing Affordability:

- Council appointees – Karen Stratton, *City Council*
Planning Department –Nathan Gwinn, *Assistant Planner*
- Community, Housing, & Human Services – Dawn Kinder, *Director*
- Community, Housing, & Human Services – Paul Trautman, *Program Professional*
- Spokane Home Builders Association – Michael Cathcart, *Government Affairs Director*
- Community Assembly Public Safety Representative – Julie Banks
- Northwest Fair Housing Alliance – Marley Hochendoner, *Fair Housing Specialists*
- Spokane Low Income Housing Consortium (LIHC) – Cindy Algeo, *Executive Director*
- Spokane Mortgage Lenders Association – Cory Oberst, *Vice President*
- America Indian Community Center – Lux Deveraux, *Director*
- Transitional Living Center – Edie Rice-Sauer, *Director*
- Richard Allen Apartments/Community Member – Pastor Lonnie Mitchell

Workplan Outline:

The Task Force work product will include documentation of and recommendations for the following

Housing Conditions

- Gather a baseline of information regarding housing conditions from previous reports/plans, studies, and policies for Spokane.
- Document current state of housing in Spokane
 - Review current expenditures/costs related to substandard, abandoned and foreclosed homes
 - Evaluate impact of chronic nuisance, substandard, abandoned and foreclosed homes on surrounding neighborhood quality of life, health, property values and crime rates
- Identify resources and gaps for housing providers and tenants
- Develop policy recommendations for response to chronic nuisance conditions
- Evaluate risk/reward for response to poor housing conditions
- Establish process for interagency response to housing conditions (Police, Fire, Code Enforcement, Mental Health Care, Health District, etc...)
- Evaluate barriers to creating mixed income neighborhoods (e.g. regulations, available land, affordability, etc...)

Housing Affordability

- Gather a baseline of information regarding housing affordability from previous reports/plans, studies, and policies for Spokane.
- Identify mechanisms for supporting the development of affordable housing
 - Identify and recommend policies or strategies to providing a variety of funding mechanism to support and assist public/private sectors in developing affordable housing, which can include first-time homebuyers or renters.

Additional items to be considered by both groups:

- Define strategy to create or promote investment in new and rehabilitated housing for mixed income neighborhoods.
 - Identify short term goals and long term goals in order to achieve this.
- Define staffing, budget and other support requirements for any recommended changes
- Define community and legislative activity necessary to implement.
- Create a pilot in the Sprague Targeted Investment Pilot (TIP) area where mechanisms identified from the Taskforce may be implemented in order to improve housing conditions and affordability in Spokane.

Critical Success Factors:

To ensure an objective and actionable outcome from the process, the following factors are critical to the Task Force's success:

- The participating Task Force members will have:

- Belief in the objective to better serve our citizens and motivation to meet that objective
- Trust in the process and in one another
- An appropriate mix of public and private partners
- Committed resource support from executive and legislative branches of City Government