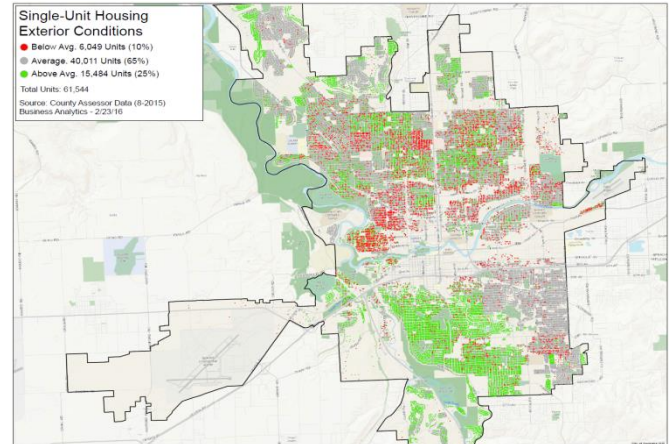


# Mayor's Housing Quality Task Force – overview handout

## Spokane's Housing:

- Spokane's housing is predominately single-family 68%
- 33% of housing is two unites or more
- 10% of housing is below average according to the Spokane County Assessor
- 69% of housing is more than 69 years old, built prior to 1960

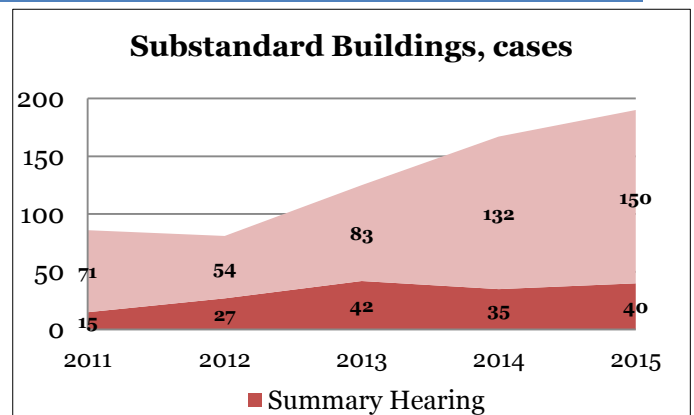


## Six Areas of Housing:

### Substandard Housing: SMC 17F.070.400

Definition: Unfit for human habitation so as to require its owner to repair and rehabilitate the building.

- Twelve (12) factors based on extent and number that are unsafe.
- Predominately vacant residences reported
- Based on the code, eligible cases include unsafe buildings, but not buildings with general deficiencies
- Number of cases increase as well as complexity, time to resolution and cost



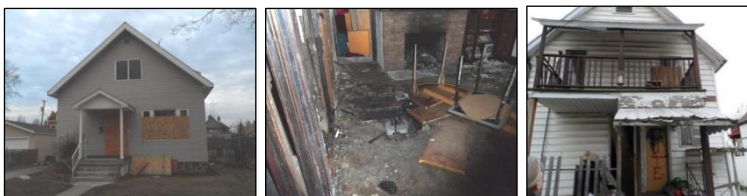
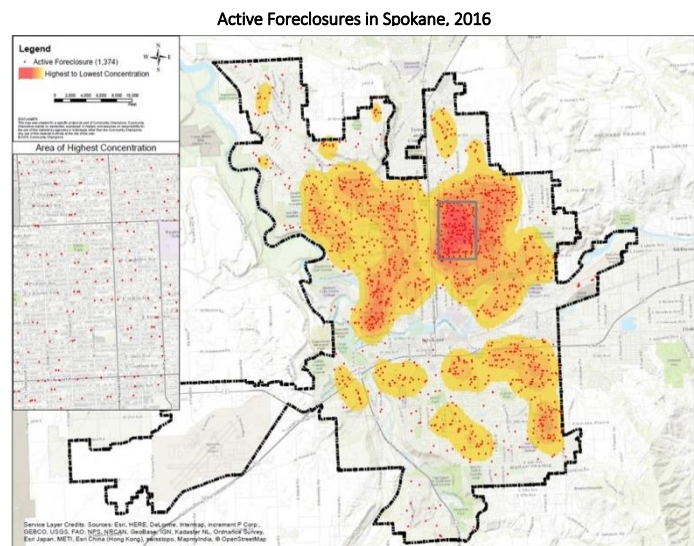
### Homes in Foreclosure:

Foreclosure Property Registry SMC 17F.070.520

- *Voluntary program that proactively identify properties, hold the lienholder responsible to prevent deterioration, divert properties from entering the Building Official & Chronic Nuisance process.*

Registered in 2015 = 266

Active Foreclosures in Spokane = 1,374



## Costs to the Community

### Decrease

- Property values of adjacent properties
- Property tax revenue from nonpayment
- Property Revenues from declining property values of adjacent properties

### Increase

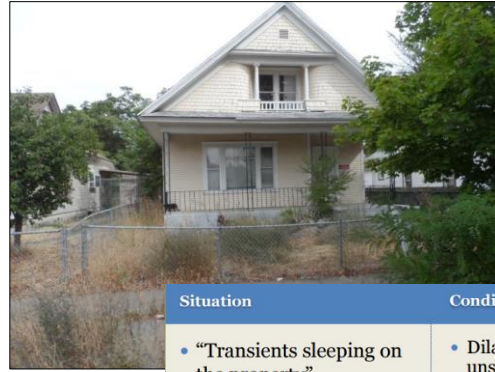
- Cost of Police for surveillance and response
- Incident of arson and cost of Fire
- Costs for Code Enforcement response and maintenance
- Costs of judicial actions

# Mayor's Housing Quality Task Force – overview handout

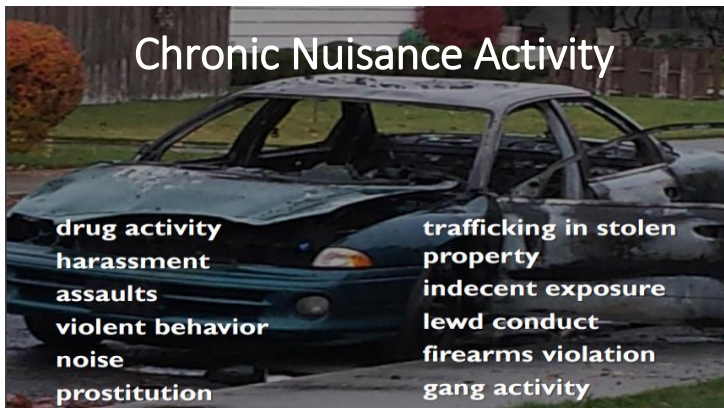
## Abandoned Homes: SMC 17F.070.303

**Definition:** Unattended and open and unsecured so that a person may gain admittance without damaging any portion of the property, or giving indications that no one is presently in possession,

- Giving indications that no one is currently in possession
  - Disconnection of utilities, accumulation of debris, uncleanness, disrepair, & other circumstances
- Buildings fall under the Substandard Building process



Situation	Conditions
<ul style="list-style-type: none"> <li>• “Transients sleeping on the property”</li> <li>• “Transients in the building”</li> <li>• “No power or water”</li> <li>• “SFD reports attempt to start fire”</li> <li>• Boarded in 2013</li> </ul>	<ul style="list-style-type: none"> <li>• Dilapidation and unsecured bldgs.</li> <li>• Clothing, debris throughout home and property</li> <li>• No water, power, or functional bathrooms</li> <li>• Defects increasing the hazards of fire, accident or other calamity.</li> </ul>



## Chronic Nuisance Properties: SMC 10.08A

- **Definition:** A property on which three or more nuisance activities occur or exist during any sixty-day period
- Nuisance Activity includes:
  - Drug Nuisance (RCW 7.43) Every building...used for the purpose of unlawfully manufacturing, delivering, selling, storing, or giving away any controlled substance.*

2014 – Present:

- 3,802 chronic nuisance properties
- 23,100 calls for service (CFS) – *excludes criminal activity on the street, in cars...etc.*

## Housing Affordability:

**Definition:** Housing is considered affordable when the mortgage or rent is no more than 30% of annual income

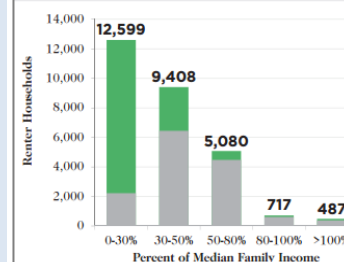
- Population growth, economy, and housing characteristic and trends shape housing in Spokane.

**Cost Burden, definition:** paying more than 30% annual income in a mortgage or rent.

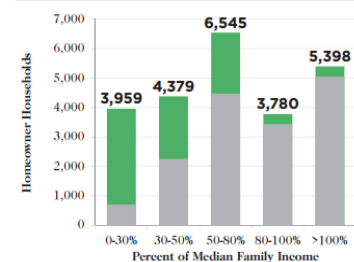
- Moderate Cost Burden: 30-49.9% of income
- Severe Cost Burden: 50% or more of income

## Cost Burden

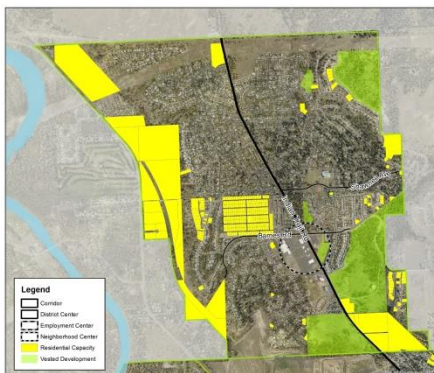
Cost-Burdened **Renter** Households



Cost-Burdened **Homeowner** Households



\*Source: [Department of Commerce Spokane Area WA Needs](#)



## Land Quantity Analysis

- Vacant Acres: 340.9
- Vested Acres: 242.0

## Vacant Residential Lots:

- Provides a desirable mixture of affordable housing options to people of all income levels, and sustainability realizes density objectives.
- Planning is consistent with the City of Spokane Comprehensive Plan, as well as adopted neighborhood plans and subarea plans.
- Explore opportunities to better promote and encourage infill housing development in desired locations through potential changes in policies, code amendments, and education and promotion strategies/incentives.