

Assignment Directions – Come prepared to share your research with the group at the next Housing Quality meeting on Tuesday, July 12th

This exercise should take approximately 20-40 minutes:

1. Find your research assignment next to your name in the table below.
 - There are other names listed, these are additional people providing research on the same topic. You do not need to work together at this time. At the next meeting this will be your group for small group discussion on your research.
2. Answer the following question's below the assignment table; add additional research to answer the questions when needed.
3. **Bring your answers with you to the next meeting on Tuesday, July 12th to share in small group's** discussion and with the entire HQ sub-committee.

Housing Quality * = Lead recommendation

Name	Research Item
Loretta Cael Paul Trautman	<ol style="list-style-type: none"> 1. Education program for developers on how to utilize CDBG and HOME funding to build new housing Utilize CDBG, HOME, and/or other home funding to provide housing rehabilitation or the purchasing of homes in foreclosure, provide definitions for housing quality and affordability. <ul style="list-style-type: none"> • Items *9, 17, 26 on the recommendations spreadsheet • Education, Communication, and Public Information
Melissa Wittstruck Lyndsay Lanham Jen Hansen	<ol style="list-style-type: none"> 1. Apply for NeighborhoodWorks Funding, NeighborhoodLIFT Program, and Partnership with local real estate agencies, 1st time homebuyer housing rehabilitation grant. <ul style="list-style-type: none"> • Items *12, 10, 11, 18 on recommendations spreadsheet • Funding for foreclosure prevention and funding for home ownership opportunities. The focus would be to create funding for down payment, rehabilitation and revitalization. 2. Grant programs should be lumped together <ul style="list-style-type: none"> • Items 13, 14,15, 16 in the recommendations spreadsheet • Identify grants/grant programs that target funding to improving housing. • Grant programs are available from before you purchase a home to home rehabilitation. A broad spectrum of programs should be identified in order to help homeowners at different stages in ownership. The City should seek out these opportunities and fully understand the spectrum of what is available. • Recommendation 14 – should be broadened to include other entities.
Chris Venne Heather Trautman Jonathan Mallahan Mike Miller	<ol style="list-style-type: none"> 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 and ways to fix them.

	<ul style="list-style-type: none"> • Items *6, 24, 25, 27 On the recommendations spreadsheet • Land Bank Policy – Program to focus on acquiring, hold, and resell property include demolition if needed for neighborhood and public benefit.
Rowena Pineda Steve Corker Lonnie Mitchell	<ol style="list-style-type: none"> 1. Allow for commercial development in neighborhoods, change current zoning or allow for zoning overlay at targeted locations. <ul style="list-style-type: none"> • Item 5 on the recommendations spreadsheet
Cara Coon Ric Gaunt Lisa Key Deborah Gunther	<ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> • Items 4, 8, 10, 14, 15, 16, 17 on the recommendations spreadsheet • Realigning policies relating to how we spent public money primarily CDBG, allowing its use for rental properties, emphasizing public and private partnerships in order to match grant funding/leverage dollars with a bank loan, use a grant to buy down an interest rate in a bank loan.
Patricia Kienholz Sarah Tosch Amber Waldref Tracie Meidl	<ol style="list-style-type: none"> 1. Housing inspection program that identifies substandard properties (new recommendation) <ul style="list-style-type: none"> • Purpose: identifies substandard properties and established criteria that determine that the home cannot be occupied or determines that the home has risen to the level that it may now be occupied. 2. Rental Registration, Rental Inspection Program, and/or Rental Business License this could include a Housing Inspection Program for rental and/or owner occupied properties. <ul style="list-style-type: none"> • Item #3 on the recommendations spreadsheet
Melissa Owen Marilyn Amato Jean Farmer Scott Wetzel	<ol style="list-style-type: none"> 1. Partnership with local real estate agencies <ul style="list-style-type: none"> • Item 11 on the recommendation spreadsheet • Borden this strategy by including nonprofits, financial institutions...etc. making it a city wide opportunity to encourage development in targeted zones by incentivizing people improve housing and to encourage neighborhoods to get fixed up. Incentivize developers by offering tax abatements or others to spur development. • Include in this strategy incentives to homebuyers to want to move into targeted areas by partnering with institutions who would offer funding/loan programs.

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Housing Affordability

Name	Research Item
Dawn Kinder Julie Banks Andre Wicks	<ol style="list-style-type: none">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.<ul style="list-style-type: none">• 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 regarding 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.<ul style="list-style-type: none">• 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.
Michael Cathcart Pam Tietz	<ol style="list-style-type: none">1. Rental Registration Program/Rental Inspection Program and/or Rental Business License.<ul style="list-style-type: none">• 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.

<p>Karen Stratton Paul Trautman</p>	<p>1. Inclusionary Housing, Spokane City should be aggressive to make its own properties available to increase housing density.</p> <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-incomes.
<p>Cindy Algeo Nathan Gwinn</p>	<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> <ul style="list-style-type: none"> • Items 12, 14, 15, & 16 on the recommendations worksheet (two groups recommended this combination) • 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 incentive, the requirement would be the developer must develop affordable housing. • Item 12 currently exists, need more information. • Permit Waivers – is this something that is already in place/practice?
<p>Kay Murano Sarah Tosch Edie Rice-Sauer</p>	<p>1. Affordable Housing Impact Statement, Development of registry which tracks affordable housing units developed & Enact relocation assistance ordinance for tenants displaced by development.</p> <ul style="list-style-type: none"> • Items 2, 3, & 5 on the recommendations worksheet • Include examples of implementation • Statement would specify how many affordable units were projected to be added • Provide a method of measuring increase/decrease of availability of affordable housing in Spokane.

