

Housing Affordability

June 16, 2016

Item #	Policy/Program Name	Is this tool a policy, program, or strategy	Summary of the program, policy, strategy. How does it operate/work?	What is the outcome?	Examples of this from other communities (provide links to municipal codes and other resources as available) List the city and state								Barriers
						Abandoned Homes	Homes in Foreclosure	Chronic Nuisance Properties	Substandard Properties	Vacant Residential Lots	Housing Affordability		
1	Inclusionary Housing	strategy	Any new developments include a percentage of units for affordable housing	increased affordable units	Federal Way, Kirkland		X			X		X	Include density bonus in this recommendation. <b>Developer incentives and neighborhoods</b> which include density, height, up zoning. Need to define what percentage of housing would be set aside for affordable housing. 1. Identify ways to incentivise infill development. 2. incentivise neighborhoods. Utilize other recommendations that assist in the development of homes both affordable and quality. Maximize development by linking vacant residential lots with developer incentives and demolition of substandards/abandones/foreclosed homes.
2	Development of a registry which tracks affordable housing units developed	tool	This would allow city staff and council members to know our resources and level of need	Tracking of need	Austin TX; San Diego							X	Rental registration allows for tracking what is available and does the housing meet the standard. Barrier to not knowing what is available in Spokane. Tracking of housing development and rehab all tracked online in the same area, this would allow for greater planning. Vacant land, quality housing, affordable housing, and vacant land.
3	Establish local Housing Trust Fund	tool	Waivers provided to developers who choose not to build affordable units; fee is charged. Another mechanism to fund this would be through a multi family tax as is currently available to jurisdictions	Funds available for affordable housing development								X	2263 Legislation for affordable housing. Housing levy. Mechanism to funding housing. City would manage the funding, set standards to development. Funding would be used for subsidizing housing costs and development. This is a recommendation that would come before voters. Barrier: NIMBYism and possibility to not pass. How is this recommendation implemented and funded.

Housing Affordability

June 16, 2016

Item #	Policy/Program Name	Is this tool a policy, program, or strategy	Summary of the program, policy, strategy. How does it operate/work?	What is the outcome?	Examples of this from other communities (provide links to municipal codes and other resources as available) List the city and state								Barriers
						Abandoned Homes	Homes in Foreclosure	Chronic Nuisance Properties	Substandard Properties	Vacant Residential Lots	Housing Affordability		
4	Permit waiver	tool	Mayor waives permitting fees for affordable housing projects	reduces costs	Spokane Municipal Code Section 08.02.011							X	Infill - waiving multiple fees to incentivise development (may be illegal at the state b/c it is not for affordable housing and/or public purpose) The primary authority allowing Washington cities and counties to assist affordable housing projects is the Washington State Constitution. The "poor and infirm" as exempted from the general rule of "no gift of public funds to private entities." Article 8, section 7 of the State Constitution provides: "No county, city ,town or other municipal corporation shall hereafter give any money, or property, or loan its money, or credit to or in aid of any individual, association, company or corporation, execpt for the necessary support of the poor and infirm..." The legislature has created specific, development-related statutes to help provide housing for low-income families.
5	Housing Trust Fund	policy	City support to increase state funds available for affordable housing	increased funds available	State Commerce program							X	State funding, city to advocate for additional funding.
6	Affordable Housing Impact Statement	Program	Statement would specify how many affordable units were projected to be added.	Provides a method of measureing increase/decrease of availability of affordable housing in Spokane.			X	X				X	
7	Source of Income protection; Minimizing eviction impact; minimizing felony impact	policy	Disallow discrimination based on vouchers. Perhaps require all holders of vouchers or those with evictions or felonies to attend 3 day Renters Responsibilities class at Transitions	reduces barriers to housing	Spokane Housing Authority has implemented these classes already							X	
8	Multi Family Tax Exemption												
9	Water/Sewer tap notice when repaving	Strategy	Notify owners of vacant property 1 year prior to planned street repaving. City moratorium on cutting pavement following street repaving is moratorium on redevelopment. City could stub taps in priority areas and charge excavation costs when property owner connects at property line.										

Housing Affordability

June 16, 2016

Item #	Policy/Program Name	Is this tool a policy, program, or strategy	Summary of the program, policy, strategy. How does it operate/work?	What is the outcome?	Examples of this from other communities (provide links to municipal codes and other resources as available) List the city and state								Barriers
						Abandoned Homes	Homes in Foreclosure	Chronic Nuisance Properties	Substandard Properties	Vacant Residential Lots	Housing Affordability		
10	Forgive City liens if redeveloping with affordable housing.	Strategy	Forgive city-imposed liens (utilities, code enforcement, etc) if vacant or abandoned property is redeveloped to include affordable housing. Could require new property owner to avoid rewarding bad actors. Removal of county tax liens, need more information. Set parameters of who would qualify for this program. Additional considerations: market rate properties, neighborhood targeted areas. Tax foreclosure wipes away city lien.										
11	Modify state law to prevent nuisance DSHS liens.	Strategy	Revise state law that allows DSHS to lien property of deceased owners who received DSHS assistance. These liens cloud the title and frustrate new ownership and development unless undisclosed sums are repaid to DSHS.										
12	Affordable Housing Access/Fair Housing							X	X		X		
13	Rental Registration Program, Rental Inspection Program, and/or Rental Business License	Program	Three main types (may be combination): <b>Rental Registration</b> requires owners to register rental property with the city. <b>Rental Inspection</b> requires all or targeted rentals to obtain periodic inspections. <b>Rental business license</b> requires owners renting property to obtain a business license.	Allows city to identify property owner and locate responsible parties for code or nuisance violations. Ensures safe and healthy rental housing.	Washington State Law Rental Registration and Inspection Program - Seattle; Rental Business License (with provisional inspections required for substandard properties) - Tacoma; Rental Registration & Safety Inspection Program - Bellingham; Rental Dwelling License - Pasco, Rental Registration (no inspections) - Raleigh, NC			X	X		X		
14	Spokane City should be aggressive to make its own properties available to increase housing density	Strategy								X	X		
15	Consider other uses for infill; parks, stores, libraries	Strategy					X	X	X	X	X	X	

Housing Affordability

June 16, 2016

Item #	Policy/Program Name	Is this tool a policy, program, or strategy	Summary of the program, policy, strategy. How does it operate/work?	What is the outcome?	Examples of this from other communities (provide links to municipal codes and other resources as available) List the city and state								Barriers
						Abandoned Homes	Homes in Foreclosure	Chronic Nuisance Properties	Substandard Properties	Vacant Residential Lots	Housing Affordability		
16	Prohibit discrimination (refusal to rent) against Section 8 voucher holders	Policy change	Amend Spokanes ordinance to include prohibit housing discrimination against section 8 voucher holders. Include section 8 voucher holders as a protected class under city fair housing ordinance. Find method for placing people into housing who utilize the section 8 vouchers.	Low income tenants will have more housing units available to them	Seattle Municipal Code 14.08; Unincorp King Co., Bellevue, Redmond							X	
17	Enact relocation assistance ordinance for tenants displaced by development (condos, etc.)	Policy	Enact ordinances providing for relocation assistance. Require developers to pay reloaction assistance to tenants they are dislocated.	Tenants being displaced will have some financial assistance to relocate and will be less likely to become homeless. The City and social service agencies won't have to bear the costs.	RCW 64.34.440 (Condo conversion and relocation assistance); Seattle Municpal Ordinance 22.903.030 (condo conversion); Seattle Municpal Ordinance 22.210.130 (relocation assistance for low income tenants if demolition, substantial rehab, change of use, removal of use restrictions)							X	
18	Enact Just Cause Eviction Ordinance		Eliminate 20 day no cause terminations; landlords can still evict for enumerated causes. Research Just Cause Ordinance, Seattle WA	Stability for renters	Seattle, WA.							X	
19	Prohibit discrimination against people with criminal histories that don't impact safety		Prohibit refusal to rent to people w/ minor and non-violent criminal convictions	Accessibility of housing.								X	
20	Decrease mold and bed bug infestations in rental housing			Habitability, quantity and quality of housing									
21	Require business license for landlords, to include inspection			Habitability, quantity and quality of housing									

Item #	Policy/Program Name	Is this tool a policy, program, or strategy	Summary of the program, policy, strategy. How does it operate/work?	What is the outcome?	Examples of this from other communities (provide links to municipal codes and other resources as available) List the city and state	<div>Abandoned Homes</div> <div>Homes in Foreclosure</div> <div>Chronic Nuisance Properties</div> <div>Substandard Properties</div> <div>Vacant Residential Lots</div> <div>Housing Affordability</div> <div>Barriers</div>							
22	Demolition Grants	Housing Quality & Affordability	Find areas of focus that would demolish or rehabilitate homes within several blocks. The program could focus in neighborhoods with high abandonment, foreclosures,chronic nuisance, and substandard homes. By focusing on 3-7 homes in one area would; 1. incentivise local developers to partner with the city. 2. help in creating a "tipping point" neighborhood where other property owners in the area would also improve their properties. 3. leverage the deal with partnerships by including vacant residential lots in the area for building new homes. Could place other parameters on new home owners like must qualify for Section 8 Housing Vouchers, income level specific. Work with CDBG dollars to demolish homes. Reserve a percentage of the new homes for affordable housing.	Reserve a percentage of homes for affordable housing.	N/A							X	