

Mayor's Housing Quality Task Force Meeting Minutes

Date: May 18, 2016

Time: 2-3:30PM

Location: Spokane Public Library

Meeting 2: Convene All

Introductions: Sandy Williams

[Meeting Recap](#) Alicia Ayars

[Overview Handout](#)

Presentations:

Chronic Nuisance Properties

- Task Force requests to see maps of criminal activity overlaid over other maps; foreclosure, substandard, chronic nuisance properties.
- Overlay maps that show schools with high dropout rates.

Housing Affordability

Vacant Residential Lots

- Task Force identified that the six areas of housing are only the tip of the ice burg when dealing with substandard housing in Spokane.
- How do we affect foreclosure laws and shorten the time frame that homes are in foreclosure?
- Focus efforts in tipping point neighborhoods. Meaning where we can affect change or show improvements to several homes in one area find a way to do so. In affecting positive change will encourage neighbors to do the same.
- Land Quantity Analysis (LQA) map is being created and will be posted online.
 - Prioritize vacant areas/lots. Where are vacant lots concentrated?

Discussion:

- How do we have a community response to chronic nuisance?
- Vacant land around I-90 – strategy to release this land to build affordable housing
- Lack of rental properties and low inventory of housing for sale, low increase in our population. What is driving pressure on the market?
- Why are foreclosures not being sold in the housing market? The time it takes to sell the home is high (2+ years). Protection by federal loans are not allowing for homes in foreclosures to be sold.
- Where can we build more housing? Where is space available and how do we factor in transportation?
- Section 8 Vouchers need to be considered in addressing housing.

Questions/Issues to address to Banker & Real Estate Roundtable Groups:

- Reform to the foreclosure process while protecting people. Challenge banker reps. to address inner city needs. i.e. Portland product – designed to address rehabilitation of homes in the inner city. What can banks do to design lending products that help them and people with appraisal issues.
- Reinvestment Community Act dollars – how can we utilize these dollars in working with banks? What types of housing can these funds address?

- How can we focus programs to rehabilitate homes when the cost to rehabilitate is more expensive than the property itself?

Homework: Due back no later than Friday, June 3rd

[Policies & Programs Worksheet](#)

- List all program and/or policies that your agency would recommend the Task Force consider as part of the HQT.
- Come prepared to discuss the work sheet at the HQT meeting on June 7th .