

Financial incentives for targeted housing rehabilitation	Revitalization of older housing stock. Renewal of neighborhoods that have experienced disinvestment	X	X	X	X	X	X	Direct financial incentives for rehab of single family homes and rental properties in targeted neighborhoods. (This is different from an expansion of the existing Home Rehab program.)	Use targeted public investment to stimulate private investment in revitalization of housing stock. Link public investment to an equal or larger private investment.	Variations of this type of program exist in many cities.	The Housing Committee of the East Sprague Targeted Investment Pilot has done work in this area that could be expanded upon.		Develop a program to subsidize damage repairs for landlords. Insurance for damage repairs would be provided by the renter. Find loans/grants to rehab homes.
Community Land Bank	Foreclosures. Abandoned properties. Deteriorated Properties. Demolition and removal of structures not suitable for rehabilitation. Recycling properties for higher and better uses	X	X	X	X	X	X	Create and fund a Community Land Bank that is empowered to purchase hold and re-sell properties for the purpose of community revitalization.	Reduce blight. Create a better process for addressing foreclosures. Can acquire properties quickly when they are available. Allow timely action when demolition is called for. Make properties available for commercial and residential re-development	Genesee County Land Bank in Flint Michigan. Cuyahoga County Land bank in Cleveland Ohio are two good examples.	The Housing Committee of the East Sprague Targeted Investment Pilot has done work in this area that could be expanded upon.		
Spokane Urban renewal (SUN)	Abandoned Homes, Vacant Residential Lots, Chronic Nuisance Properties, Housing Affordability, Infill	X		X		X	X	Project SUN is a strategic partnership between the City of Spokane and private development that creates new and rehabilitated affordable and mixed use housing. SUN focuses on abandoned properties with nuisance activity and provides incentive to owners and lien holders to promptly rehabilitate, demolish or sell the property. SUN focuses on revitalizing one specific geographical area at a time (the tipping point neighborhoods). This proposal aims to replace blight (abandoned properties that are a threat to community health and safety) with community assets (affordable housing, mixed-use, mixed income, infill).	Return the estimated 1,500 abandoned properties in the City of Spokane to productive use through a municipal enforcement (chronic nuisance abatement and receivership) and private equity partnership. This program will reduce crime, reduce drug use, create jobs, create affordable housing, empower neighborhoods, increase property valuation, build revenue, and improve the City of Spokane.	2332 W. College was once the worst epicenter of criminal activity in the City of Spokane; however, by combining the civil enforcement of the chronic nuisance law with private equity investment, we succeeded in returning this property to productive use.	Project SUN could be paired with the following complimentary programs.Small grant incentives for owners to complete the repairs and return the property to productive use. Zoning overlay to allow for higher density infill evelopment. CPTED (crime prevention through environmental design) zoning overlay. Avista energy savings improvement program required for all new construction. Local Bank foundation to raise equity necessary for a demolition grant program.		
Review legislative opportunities to provide a consistent, equitable and defined period of time for foreclosure.													
Inclusionary Housing	Affordable Housing	X						Any new multi-family development include a percentage of affordable units.	Increased units	Federal Way, Kirkland WA			How would data be managed? How many affordable units are available now in the City of Spokane? Find method to incentivise developers to develop affordable housing.
Affordable Housing Impact Statement	Affordable Housing	X						Statement would specify how many affordable units were projected to be added.	Council/public remain informed about the addition of units. Need data, rental registry.	Austin TX, San Diego CA			
Establish Spokane Affordable Housing Trust Fund	Affordable Housing	X						Developers pay in-lieu payments. The sales tax measure which currently lists.	loacl source of cash flow for affordable housing development				Trust fund of sales tax address development.
Waiver of permit costs for affordable housing development	Affordable Housing	X						Mayor has current authority to ok this waiver, but no mayor ever has	Reduction in cost for affordable housing development				
City support the increase of Housing Trust Fund	Affordable Housing	X						Legislative increase in Housing Trust Fund	Increased development				Deveope a method to set a percentage of housing in a development that must be dedicated to affordable housing.
There is a whole area of removing barriers of tenants accessing affordable housing – source of income discrimination, criminal backgrounds, eviction history, and credit checks, anti-displacement measures, like relocation assistance, longer notices of large rent increases.					X								Multi-family tax exemption; find focus areas. Need more information about this.
Spokane City should be aggressive to make its own properties available to increase housing density	Increase Affordable housing stock					X	X	Increasing affordable housing stock		Cottage housing, need multi-family	RFP, restricted sales, SLHC - Develop Affordable Housing	Code Enforcement, SLIHC, Community Assembly (CA) could act as a forum for education and advocacy	

Consider other uses for infill, parks, stores, libraries		X	X	X	X	X	X	More livable neighborhoods		Mixed use commercial/residential substandard	Spokane Low Income Housing Consortium (SLIHC), Community Assembly (CA) as forum for edu.		This program can applie to mixed use (commercial & residential development)
Planning Dept.	Very low, low & moderate income						X	Inventory to assess housing needs	Work with stakeholders; identify need, and potential for partnerships	All applicable	Oversight & recommendations. SLIHC, CA community engagement	SLIHC	Investment strategies/incentives; In-house. Need to know what currently exists regarding how much housing in Spokane is affordable? Engage the community the identify their perspective on community engagement.
Planning Dept.	Very low, low & moderate income					X	X	Address transit needs	Reduce transit costs for target incomes	All applicable	Partner with public transit & U-District to research transit needs		Investment/inventives; Partnership U-District/STA/City of Spokane
Rental Housing Rehab Grants/Loans.	Housing Quality & Affordability	X		X		X	X	Grants/loans for low-income rental housing rehab	Improve life-safety and housing stock appearance in low income neighborhoods and/or blighted neighborhoods with poor housing quality	New York State Small Cities CDBG Grants			
Low & Mod Income Owner Occupied Housing Rehab Grants/Loans.	Housing Quality & Affordability							Grants for low-income owner occupied housing rehab	Improve life-safety and housing stock appearance in targeted low -income neighborhoods and/or blighted neighborhoods with poor housing quality	New York State Small Cities CDBG Grants			
Prohibit discrimination (refusal to rent) against Section 8 voucher holders	Affordability, accessibility to housing, increased quantity of rental units						X	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. <i>(Needs further research)</i>	Increased rental housing opportunities for low income housing voucher holders	Seattle WA	Review draft ordinance; Investigation and advocacy of violations if enacted		
Enact relocation assistance ordinance for tenants displaced by development (condos, etc.)	Affordability, sustability, rentals							Require developers to pay reloaction assistance to tenants they are dislocating.	Provide some bridge funds to help prevent homelessness	RCW allows local jurisdiction to enact			
Enact Just Cause Eviction Ordinance	Stability, rentals							Eliminate 20 day no cause terminations; landlords can still evict for enumerated causes. Research Just Cause Ordinance, Seattle WA	Decrease homelessness, increase housing stability	Seattle WA			
Prohibit discrimination against people with criminal histories that don't impact safety	Accessbility of housing							Prohibit refusal to rent to people w/ minor and non-violent criminal convictions	Decrease homelessness, increase housing access and stability for families with members w/ convictions		Review draft ordinance; Investigation and advocacy of violations if enacted		
Decrease mold and bed bug infestations in rental housing	Habitability, quantity and quality of housing							Provide funding (grants, loans?) for landlords for mold elimination	Increased quantity, improved quality of housing; decrease tenant turnover				
Require business license for landlords, to include inspection	Habitability, quality of housing							Require landlords to purchase business license to rent units	Increase habitability, quality of housing				
1 st Time Homebuyer Housing Rehabilitation Grant	Housing Quality & Affordability	X			X		X	Identify <u>grant funding</u> for 1 st time homebuyer housing rehab. (i.e. Neighborhood Works grant)	Improve life-safety and housing stock appearance in targeted low -income neighborhoods and/or blighted neighborhoods with poor housing quality	Neighborworks Grant	SNAP, making home affordable research. Create partnerships with other agencies and/or programs (i.e. Land Banking)	SNAP	Need Definitions of Housing Affordability and Quality. Definitions should be added to the comp. plan for further implementation and to target areas for improvement.
Infill Housing Overlay Zones	Housing Affordability	X	X	X	X	X	X	Provide tools for increased density and infill development in targeted, historic urban neighborhoods. More surveys, data and statistics for housing stock.	Increase the ease/reduce cost & obstacles for small scale infill development	Provide survey statistics & data collection model	Provide models	Plan Commission, SNAP	Stats to measure housing quality
Housing Rehab Target Investment Areas	Housing Quality							Identify targeted neighborhoods, and <u>package funding tools</u> and incentives to promote neighborhood renaissance and revitalization	Catalyze investment and rehabilitation of housing stock in targeted neighborhoods			SNAP	
Demolition Grants	Housing Quality & Affordability	X	X	X	X	X	X						<i>Needs more research</i>
Comprehensive Plan	Very low, low & moderate income	X	X	X	X	X	X	Provide definitions for housing quality and affordable housing	Promote Home Ownership through research models	All applicable	Address in Comprehensive Plan Update.	Plan Commission, affordable housing, real estate portfolio (AHRPC)	Investment strategies/incentives: <u>lower than 30% rule</u> (30% rule should apply to definition)
Comprehensive Plan	Very low, low & moderate income	X	X	X	X	X	X	RFQ & RFEI. Request for expressions of interest & find models to do.	Develop housing for very low, low and moderate income	All applicable	Develop RFQ & REFI Process	Plan Commission & AHRPC	Investment strategies/incentives for development city/private/nonprofit partnerships
Planning Dept. Affordable Housing Committee	Very low, low & moderate income	X	X	X	X	X	X	Identify blockades to development and ways to fix them	Reduce blockades to development of town homes, cottages, ADU's, and infill	All applicable	Plan Commission, interview, outreach, investigate, verify, come up with solutions		