

Mayor's Housing Quality Task Force Meeting Notes

Housing Affordability Sub-Committee

Date: July 13, 2016

Time: 10:30AM-12PM

Location: City Hall, Conference Room 5A

Community Meeting Review:

Identifying recommendations from the Community Meeting that are of importance to the task force.

1. Program that enables a family to improve home quality without charging rent, a type of sweat equity program that would substitute for rent.
2. Finding a way to implement a universal screening/rental application. Provide a consistent location for rental applications and screenings that would be accessible to landlords.
3. Connecting people with job skills.
4. Better enforcement, better educational, better outreach to landlords re: rentals
 - Review current laws and educate people on what laws currently exist.
 - Researching rent control should be reviewed under current laws.
 - Education of landlords and tenants.
5. Encourage more housing options, change zoning
 - Look at the zoning/development code to identify other ways that can be developed.
6. Centralize a location for people to call and complain on rentals. Partner with Spokane Housing Authority to improve information and outreach.
 - Housing hotline
 - Educational program to help people find sources; City to set up website page that would include housing resource information. The resource page should be user friendly and may include video snap shots of the program available.
7. Housing Affordability sub-committee recommended including all of the Community Meeting notes in the final report.

Recommendations:

1. **Creating a registry of affordable housing/units available in Spokane.**
 8. If you are utilizing incentives for development of affordable units/housing then you should be required to list your property on a centralized webpage that the city could maintain and/or listing on the HousingSearchNW.org which is an affordable rental housing search website.
 9. Creating an application and/or a location on the cities website that identifies where affordable housing units are located. i.e. Zillow. Would include identifying units that accept housing vouchers, are below market value for affordability...etc.
 10. Educating the public on how to find and use the website

- 2. Identify incentivize landlords to bring the housing up to a standard of housing quality.**
Address the barriers to enforcement of existing laws.
 11. Make the program voluntary for landlords and once achieved the landlord would be certified as achieving the housing standard.
 12. There should be more research done on rental programs i.e rental inspection and/or rental business licensing programs that would best fit the Spokane community.
 13. Identify ways to make it affordable for landlords to bring their rentals up to a housing quality standard.
- 3. City to identify city owned property and liquidate the property that is not in use. The property would be transferred with condition to develop affordable housing.**
 - Inventory the current amenities on the property and include information such as location that would factor into whether it makes it more affordable. Require an affordable housing component to developing the property.
 - The city would market the property for sale; provide options to the developer for affordable housing development. The options to choose from may include incentives focused and/or pay a fee that would be made available for developing affordable housing across the City.
 - The City could investigate options to providing a program where the property could be transferred to new ownership rather than selling the property, this would still include development of affordable housing.
- 4. All residential development would require a developer to;**
 1. Include the development of a number/percentage of affordable housing at the site or
 2. The developer would be required to pay a fee that would fund other affordable housing development in Spokane via a local Housing Trust Fund.
- 5. Identify funding for the Incentives 2.0 Permit Fee/Impact Fee Waiver Program, this should include and identify all/any additional fee waivers that may be included.**
 - Incentives 2.0 program provides reimbursement of permit/impact fees after development.
- 6. The City should identify funding sources to establish the Housing Trust Fund for affordable housing development.**
 - Suggestions include funneling funding from development fees, or incentives like the Multi-Family Tax Exemption and other incentives available.
- 7. The City should re-evaluate the Multi-Family Tax Exemption Incentive for all aspects of the incentive.**
 - Revisit how the MFTE works and see if it works in today's market. Through this process identify what needs to be removed from the incentive, what needs to be added, identify barriers as to why developers are not using this incentive and identifying challenges to achieving the incentive.
 - Make the MFTE less restrictive.
 - Re-evaluate the renewal process.

- 8. The City develops an Affordable Housing Impact Statement that includes goals, benchmarks, and incentives to developing affordable housing. Impact Statement would address the need of affordable housing based on AMI across the city.**
 - Includes;
 - a. Review of the Housing/Housing Affordability chapter of the Comprehensive Plan to create alignment between the two documents.
 - b. Identification of what incentives are not being utilized and why they were not used.
 - Impact Statement would include a closer look at 30, 50, 60 (this is the limit for tax credit units) and 80 percent AMI.
 - Identify incentives that would focus on specific AMI affordable housing development and identify targeted areas.
 - Include this recommendation in the Affordable Housing Inventory recommendation (#1).
- 9. Create a plan that provides relocation assistance for very low income residents.**
- 10. Establish and enact a Just Cause Eviction Ordinance.**
- 11. Re-evaluating/amending the existing Discrimination Ordinance.**
 - Add nondiscrimination against Section 8 Voucher holders and/or other subsidized ways to pay for run and nondiscrimination against tenants with a criminal history.
- 12. City to create an inventory or registry of available lands for infill with incentives in place for development.**
 - Incentives would include developing affordable housing/unit.