

## Housing Affordability Recommendations:

- **Creating a registry of affordable housing/units available in Spokane.**
  - 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.
  - 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.
  - Educating the public on how to find and use the website
- **Identify incentivize landlords to bring the housing up to a standard of housing quality.**

**Address the barriers to enforcement of existing laws.**

  - Make the program voluntary for landlords and once achieved the landlord would be certified as achieving the housing standard.
  - 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.
  - Identify ways to make it affordable for landlords to bring their rentals up to a housing quality standard.
- **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.
- **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.
- **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.
- **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.
- **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.
- **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).
- **Create a plan that provides relocation assistance for very low income residents.**
- **Establish and enact a Just Cause Eviction Ordinance.**
- **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.
- **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.

## Housing Quality Recommendations:

- **Acquisition rehab program for bank-owned REO properties with the city as a facilitator and to include an educational program.**
  - City acquires Real Estate Owned properties from lenders at low price and sells to buyers using a 203k loan to rehabilitate property. City could remove liens.
  - Include an education component for potential homeowners and developers
- **City to work with non-profits to apply for appropriate programs/grants that would apply to neighborhood revitalization to assist with home ownership or rentals. Funding would include revitalization/rehabilitation of foreclosed and substandard properties (ie. NeighborWorks or NeighborhoodLift).**
- **Create a community land bank with the power to acquire, hold, and dispose of property including vacant and distressed properties, and dispose of the property for community benefit. (Power to acquire foreclosures, chronic nuisance properties, substandard properties, demolish properties, accumulate properties to create bigger lots..etc)**
  - Genesee community land bank a great model.
- **Create an aggressive program to identify properties suitable for commercial/mixed use development in neighborhoods throughout the city and encourage zoning modifications for successful development. Requires modification to Comprehensive Plan to identify in advance whether existing infrastructure can support the development.**
  - Provides access to jobs, services, amenities to provide quality housing within neighborhoods.
  - Neighborhoods need to be engaged about what they would like to see in developments.
  - Neighborhoods and citizens should be involved throughout the process.
- **Public/private partnerships to target areas for home rehab, infill, etc. Address neighborhoods in distress by providing incentives for focused private investment. Incentivize private companies, agencies, and nonprofits to invest in the targeted areas.**
  - Use the city's economic development model.
  - Implement Target Investment Pilot (TIP) strategy in the housing arena. Identify the target areas where financial partners are already focusing (find areas where there is overlap between city and private financial partners)
  - Focus on hardest hit areas that may be overlooked
- **City should establish and define a minimum housing quality standard**
  - Standard should apply to owner and rental occupied housing
  - Use FHA standard as a baseline benchmark
- **Establish a city-wide rental registry and inspection program that would enforce and incentivize the minimum housing quality standard to promote health and safety**
- **Partner with local real estate organizations to identify vacant, abandoned, and substandard homes.**
- **Partner with organizations to provide an annual program to educate homeowners and potential homebuyers on purchasing, maintenance, rehabilitation programs available.**