

Mayor's Housing Quality Task Force Meeting Notes

Date: August 17, 2016

Time: 10:30AM-12PM

Location: Spokane Public Library

Task Force voted to add two items to the final report:

- Public Safety Committees – Final Report for the Rental Housing Research Stakeholder Group.
- SMART homework from July 12th & 13th sub-committee meetings.

Task Force participated in dot exercise to prioritize recommendations. Matrices listed below.

Group discussion of matrices/recommendations:

Recommendations

1. Creating a registry of affordable housing/units available in Spokane.

Feasibility is high/Feasibility seems low:

- Level of bureaucracy to maintain this
 - o Voluntary/incentivize the landlords
- If development has a % of affordable units then the developers would need to add it to the resource area.
- Registries that exist are not in one location. They exist for different agencies but not in one location.
- Difficulty in maintaining resource page, who would verify.
- Quality control of maintaining, verification, and process to update.
- This would help in planning where affordable housing units are located and where various affordable housing is located based on AMI.
- Does not expand the supply but when you communicate what is available then the accessibility to affordable housing is greater.
- If funding is identified then it is more feasible.
- Scope would need to be narrowed down over types of housing to include.
- Qualified inspectors to perform the work is limited.
- Voluntary registration may be hard to achieve.

2. Incentivize landlords to bring housing up to a standard of housing quality. Address the barriers to enforcement of existing laws.

Impact is low

- A process to address surplus city property is happening at the city/council.
 - o They have included an affordable housing component.
- Monitor progress at the city.
- Keep the affordable housing component.
- Identify city property that is suitable for residential/or mixed use property housing and liquidate property suitable for housing affordable.
- Add residential or mixed use to the definition.
- Set aside posters that have the majority of dots in one quadrants as a high priority.
- Push out last recommendation meeting with the Mayor and hold the August 31st meeting as a working meeting for 22 hours.
- Are there more recommendations that need to be made.

Task force voted to have another working meeting on August 31st and extend the meeting time to two hours (10am-12pm)

Matrices for each recommendation listed below.

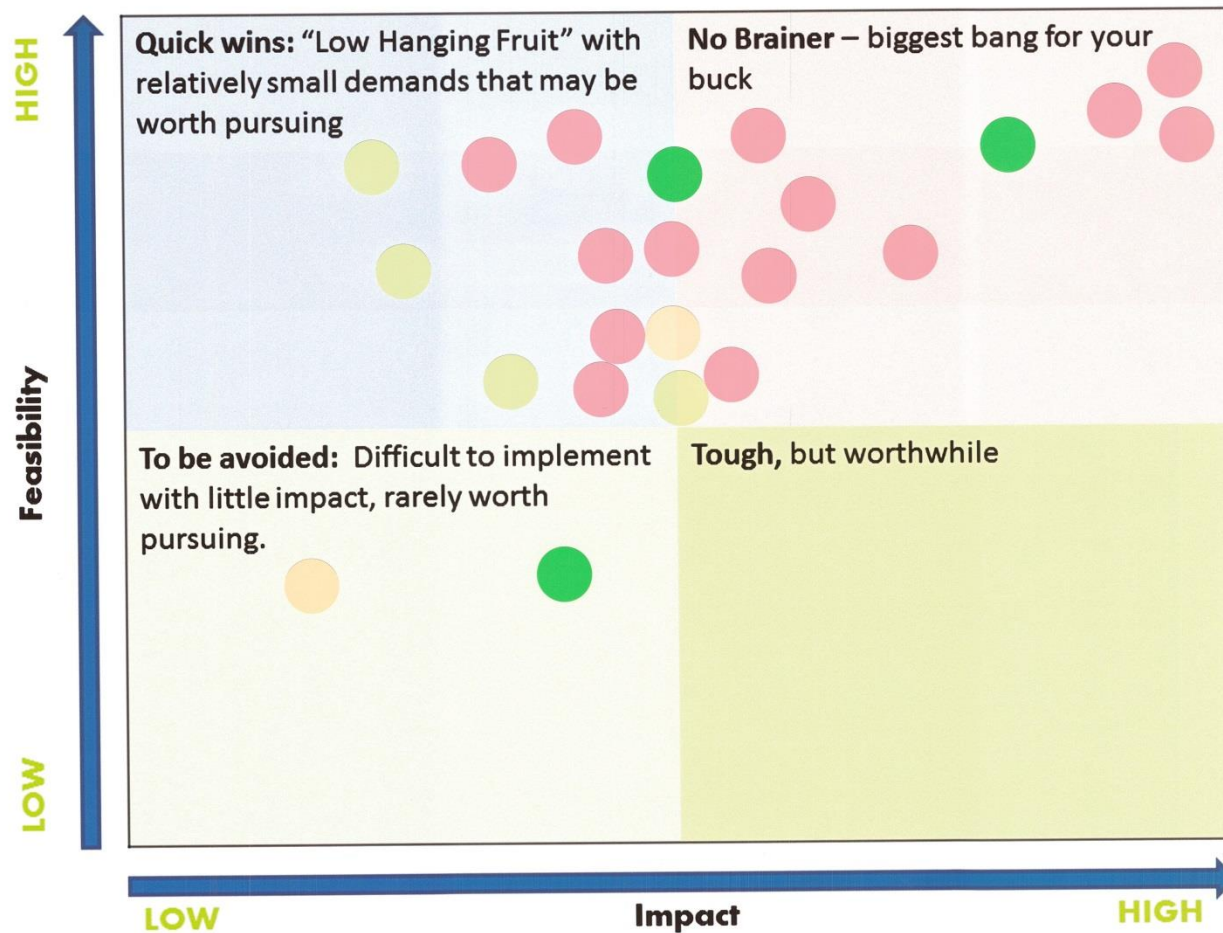
Next meeting:

Wednesday, August 31st

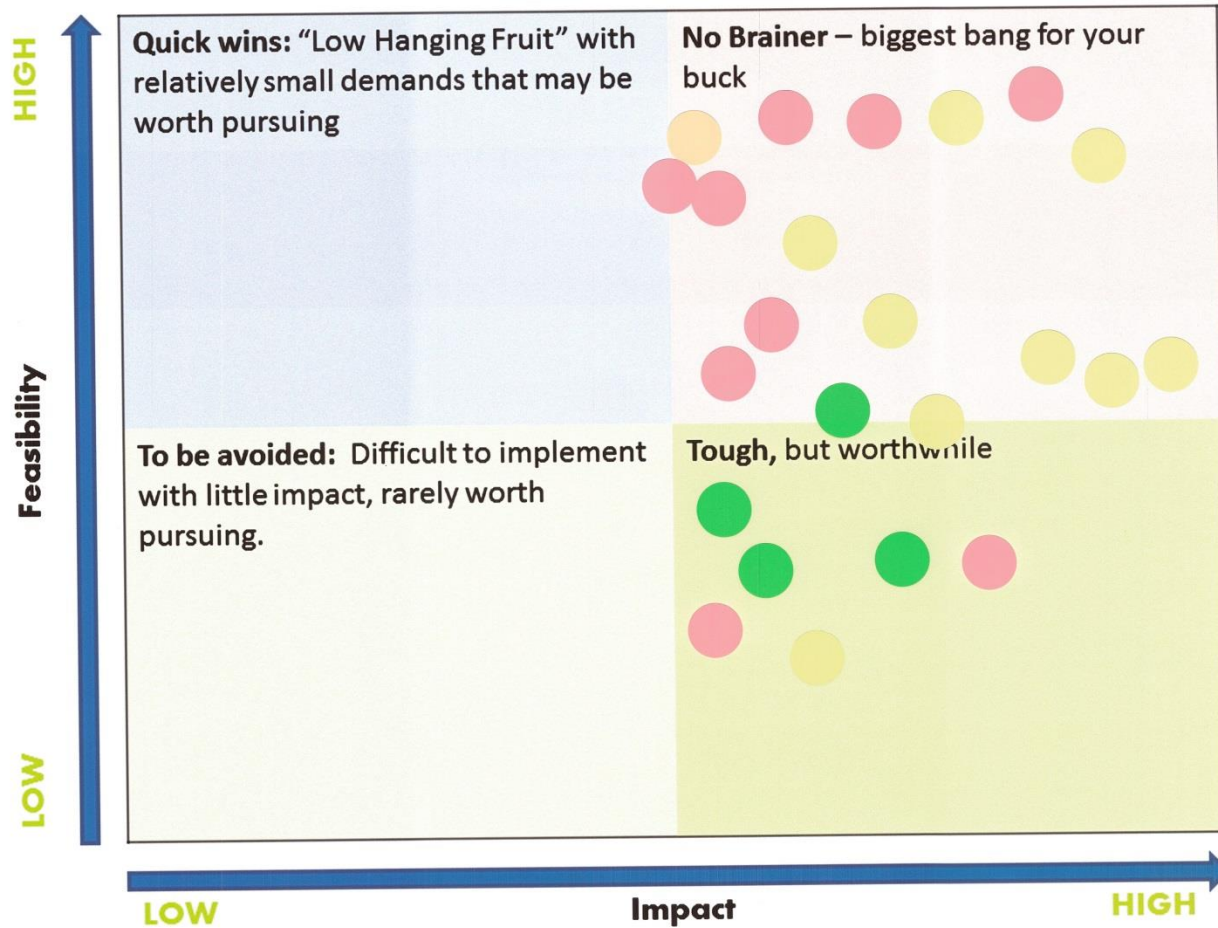
10AM-12PM

Downtown Spokane Public Library

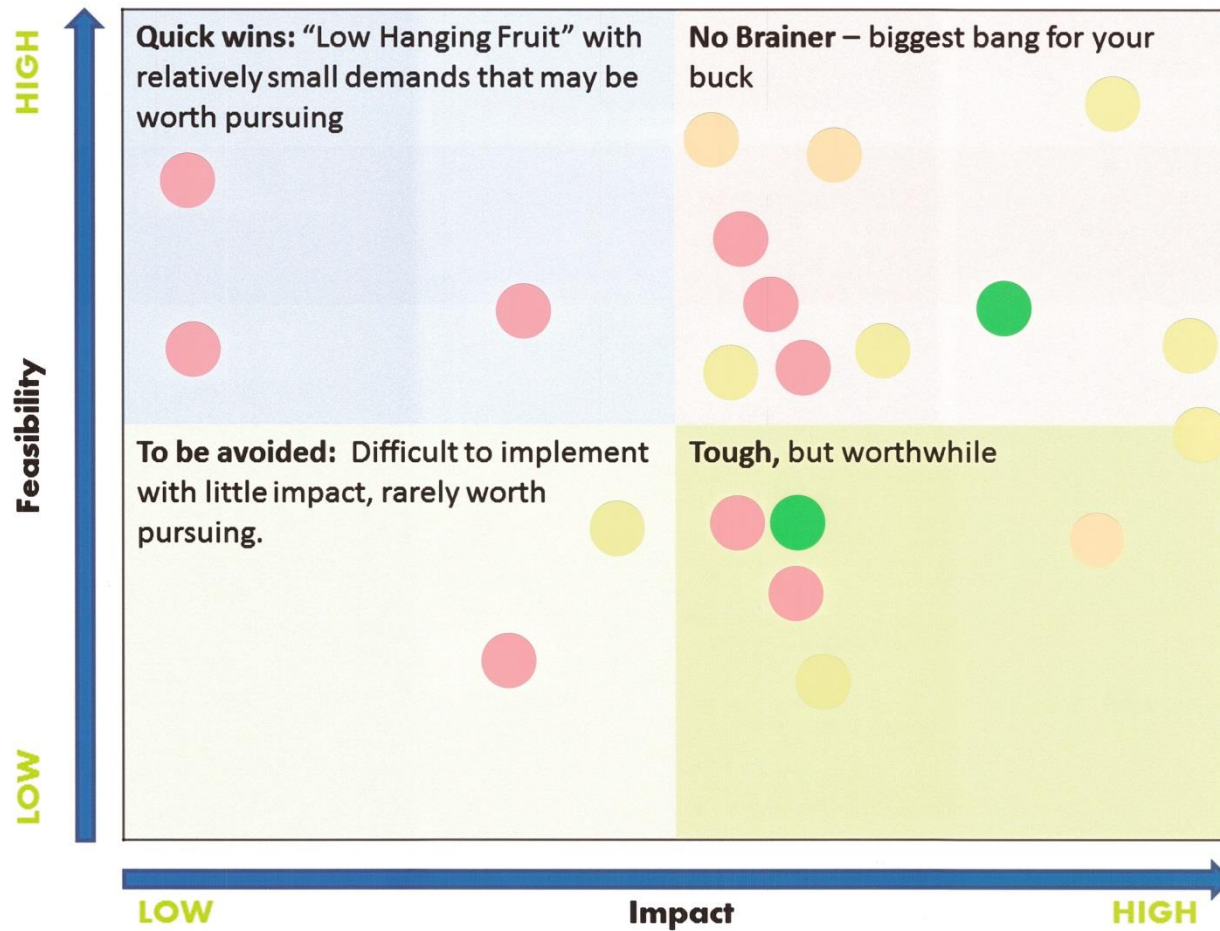
1. Create a registry of affordable housing/units available in Spokane.



2. Identify incentivize landlords to bring the housing up to a standard of housing quality.
Address the barriers to enforcement of existing laws.

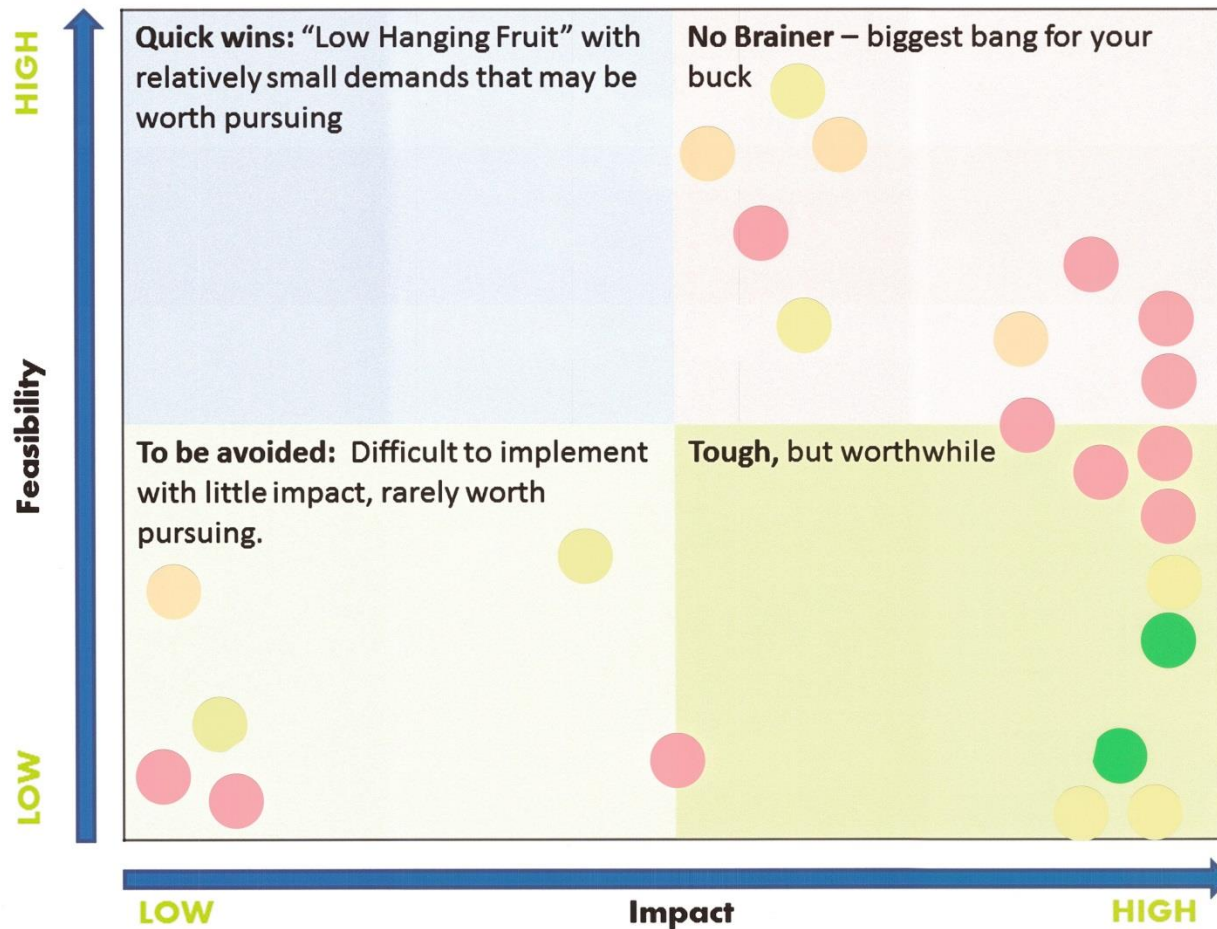


3. City to identify city owned property and liquidate the property that is not in use. The property would be transferred with condition to develop affordable housing.

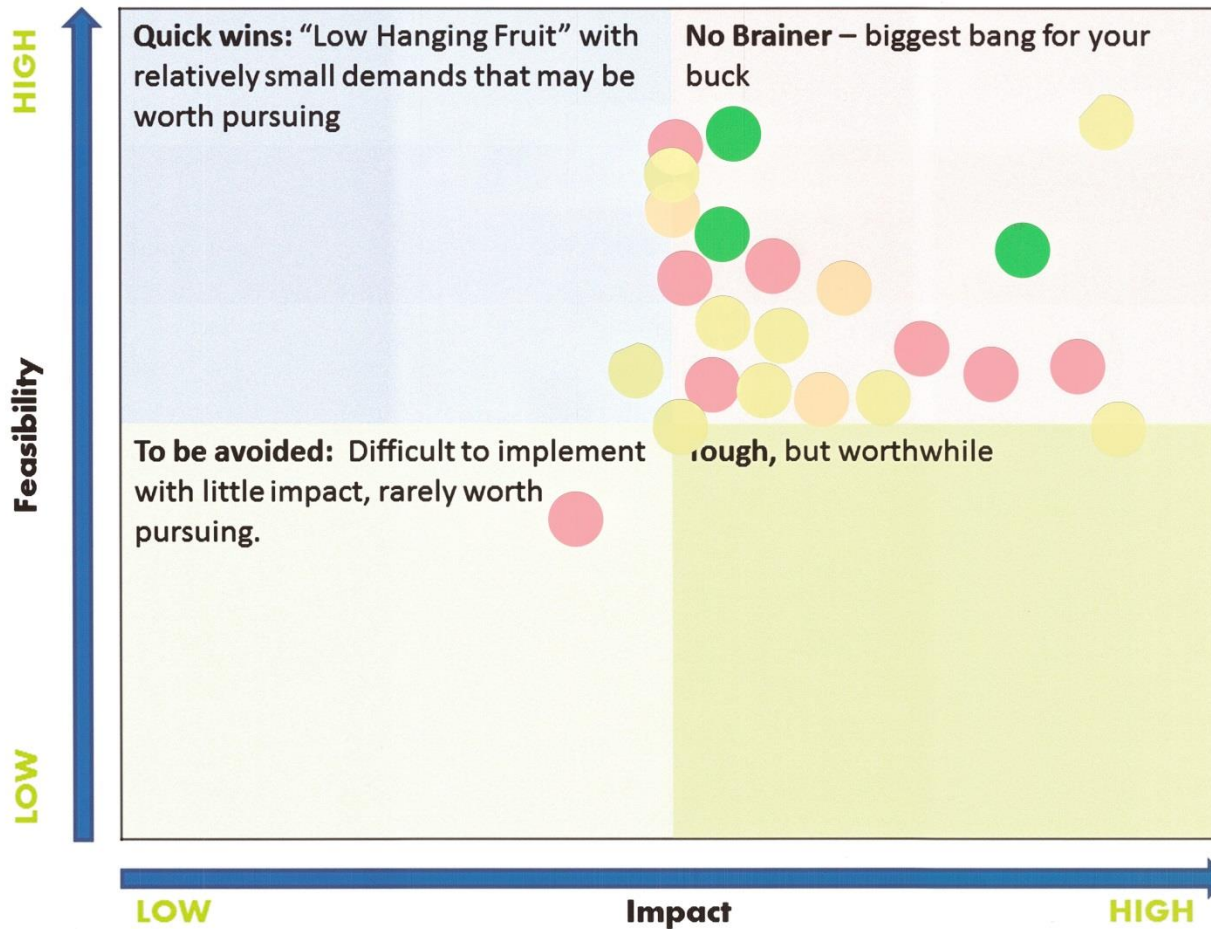


4. All residential development would require a developer to;

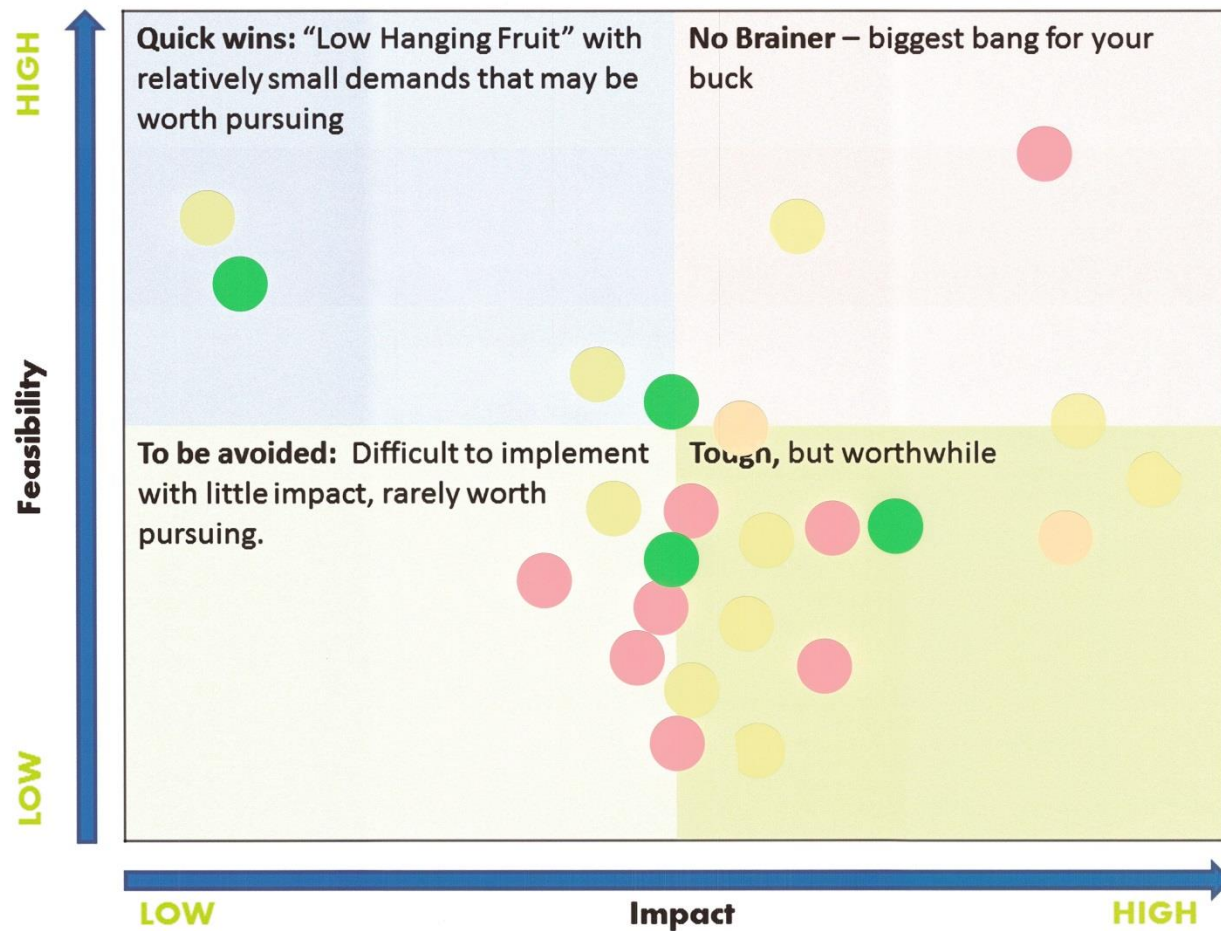
- Include the development of a number/percentage of affordable housing at the site or
- The developer would be required to pay a fee that would fund other affordable housing development in Spokane via a local Housing Trust Fund.



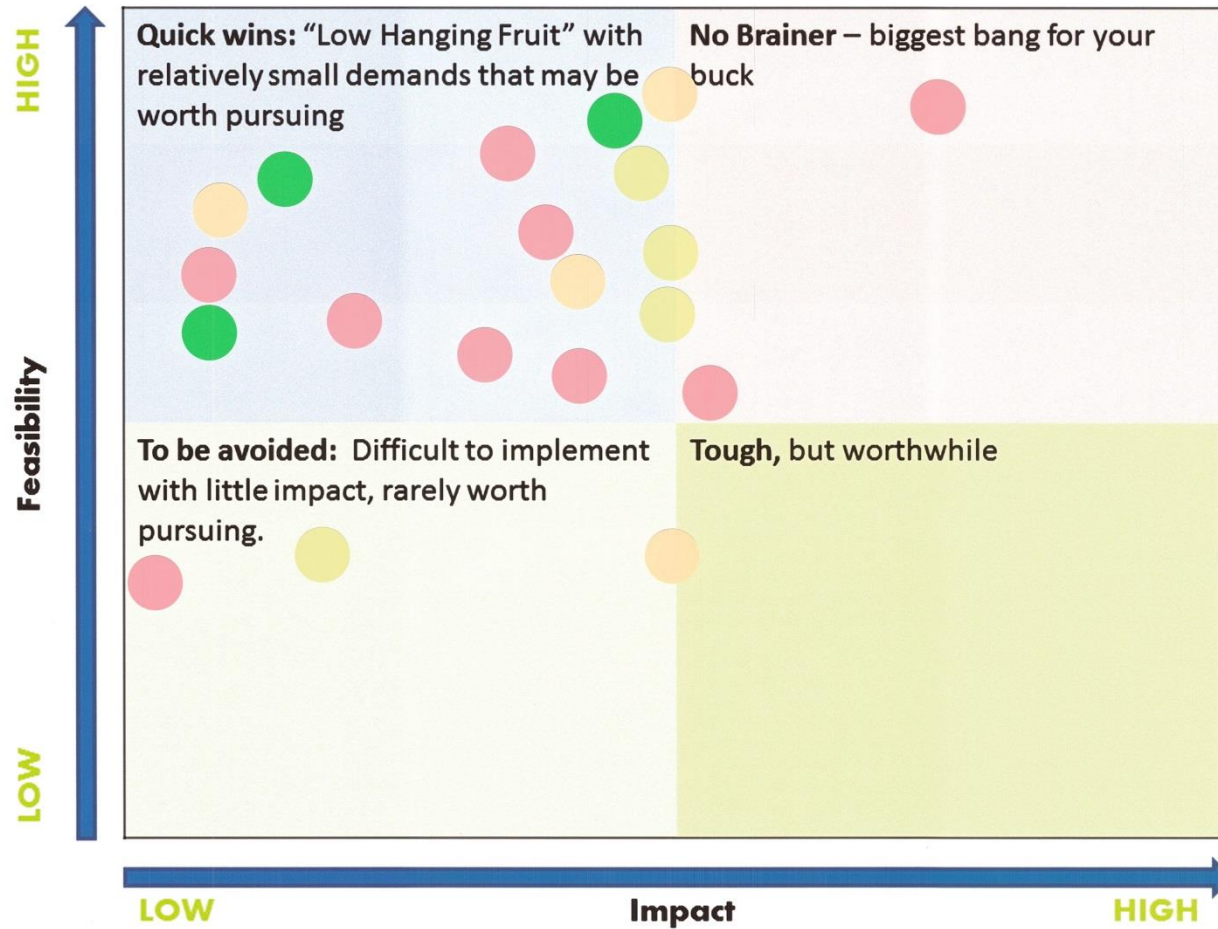
5. Identify funding for the Incentives 2.0 Permit Fee/Impact Fee Waiver Program, this should include and identify all/any additional fee waivers that may be included.
- Incentives 2.0 program provides reimbursement of permit/impact fees after development.



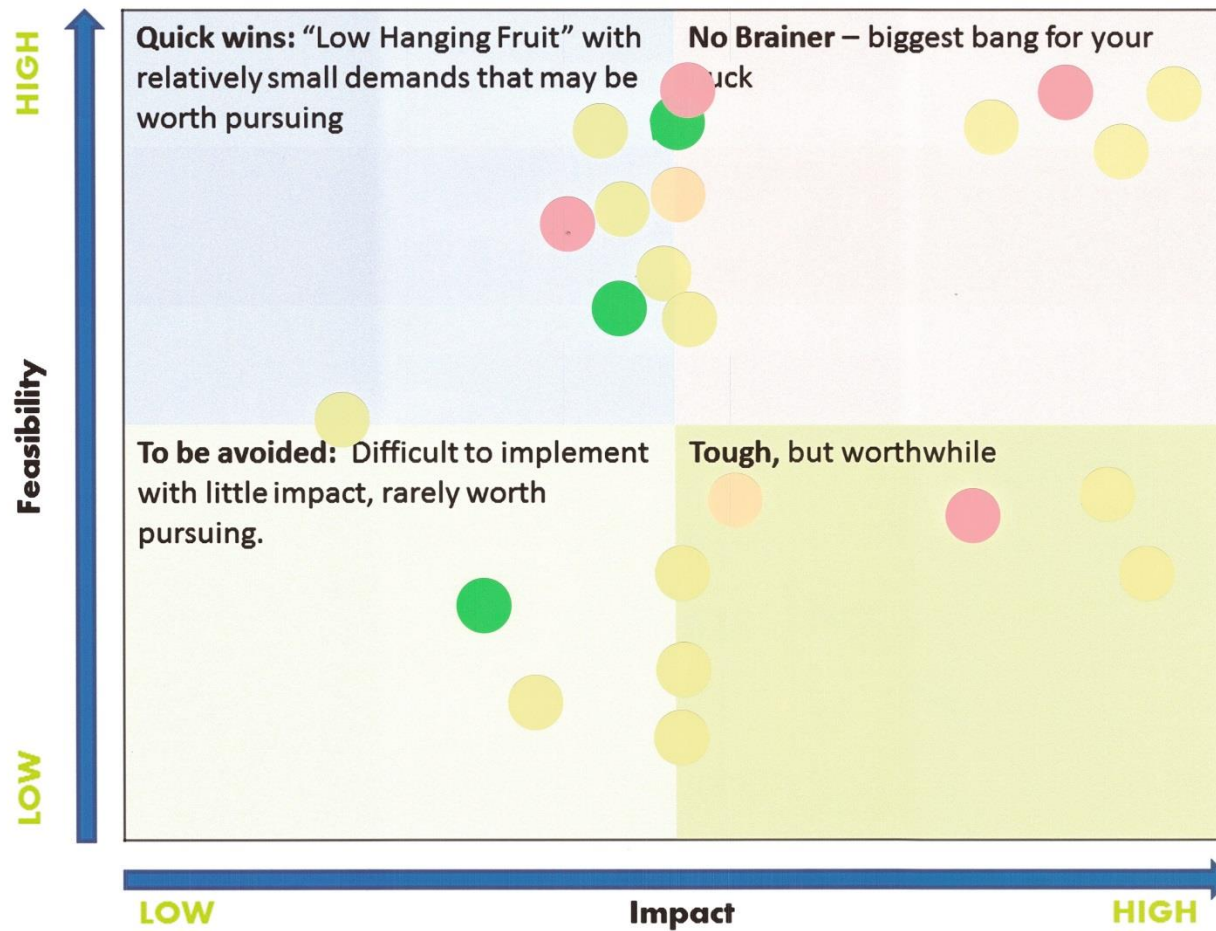
6. The City should identify funding sources to establish the Housing Trust Fund for affordable housing development.
- Suggestions include funneling funding from development fees, or incentives like the Multi-Family Tax Exemption and other incentives available.



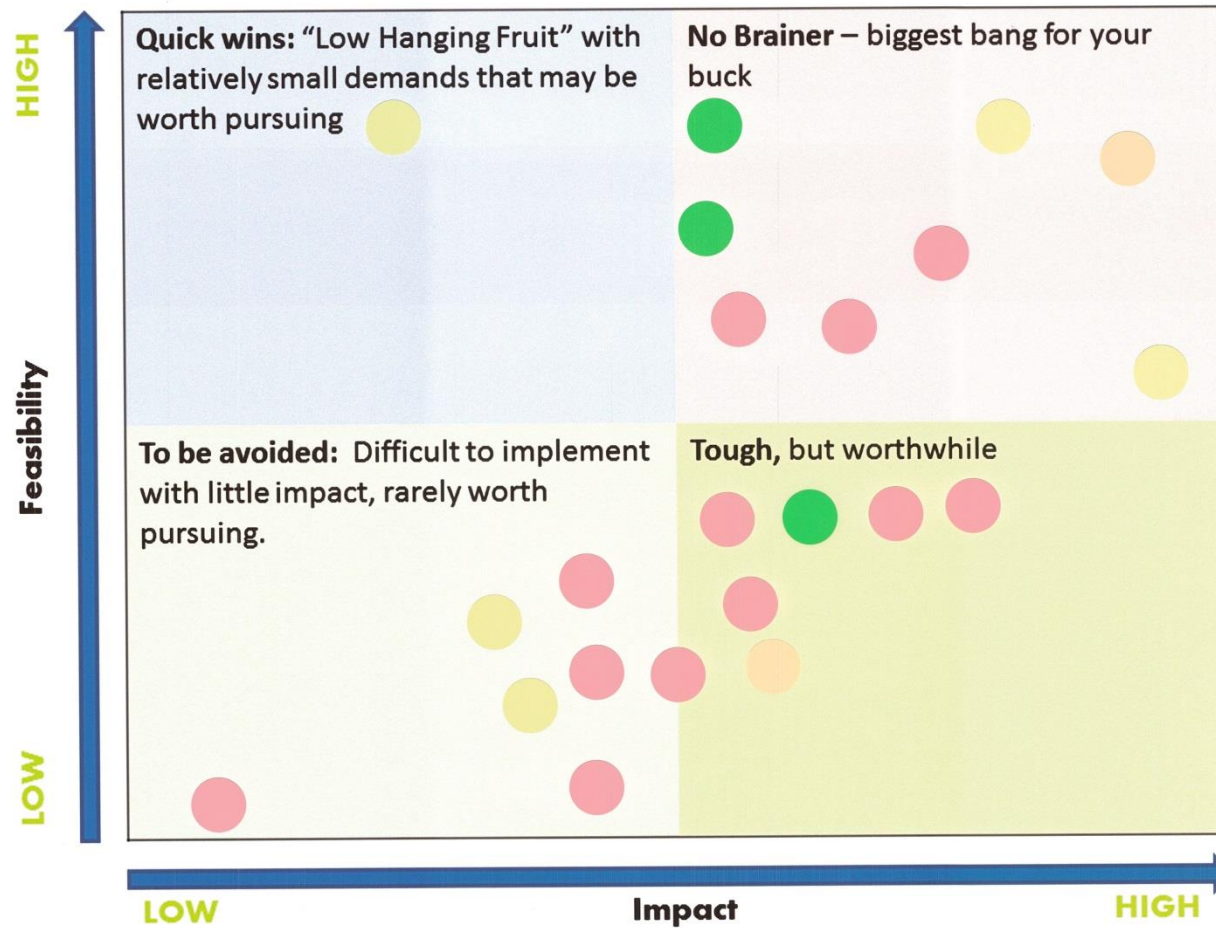
7. The City should re-evaluate the Multi-Family Tax Exemption Incentive for all aspects of the incentive.



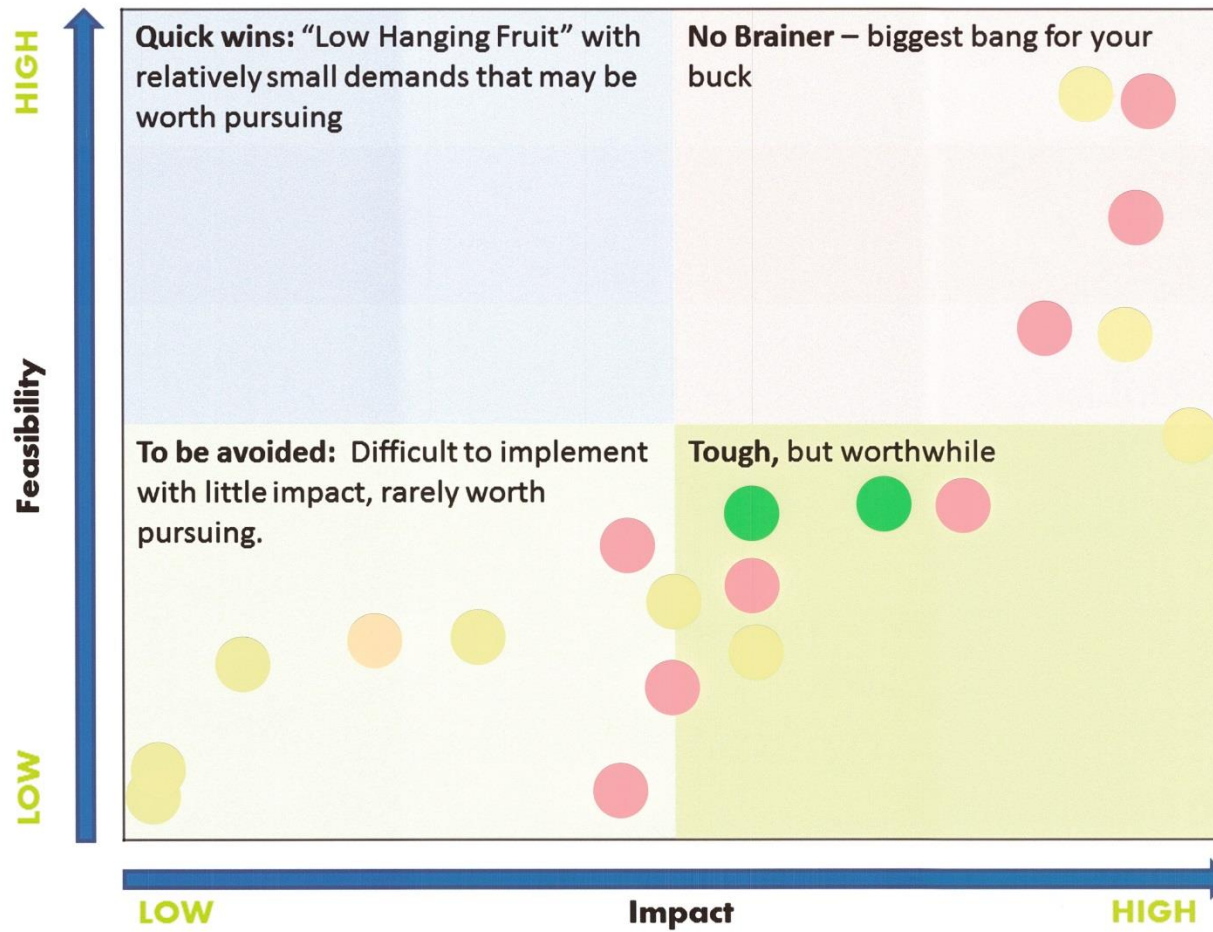
8. The City develops an Affordable Housing Impact Statement that includes goals, benchmarks, and incentives to developing affordable housing. Impact Statement would address the need of affordable housing based on AMI across the city.



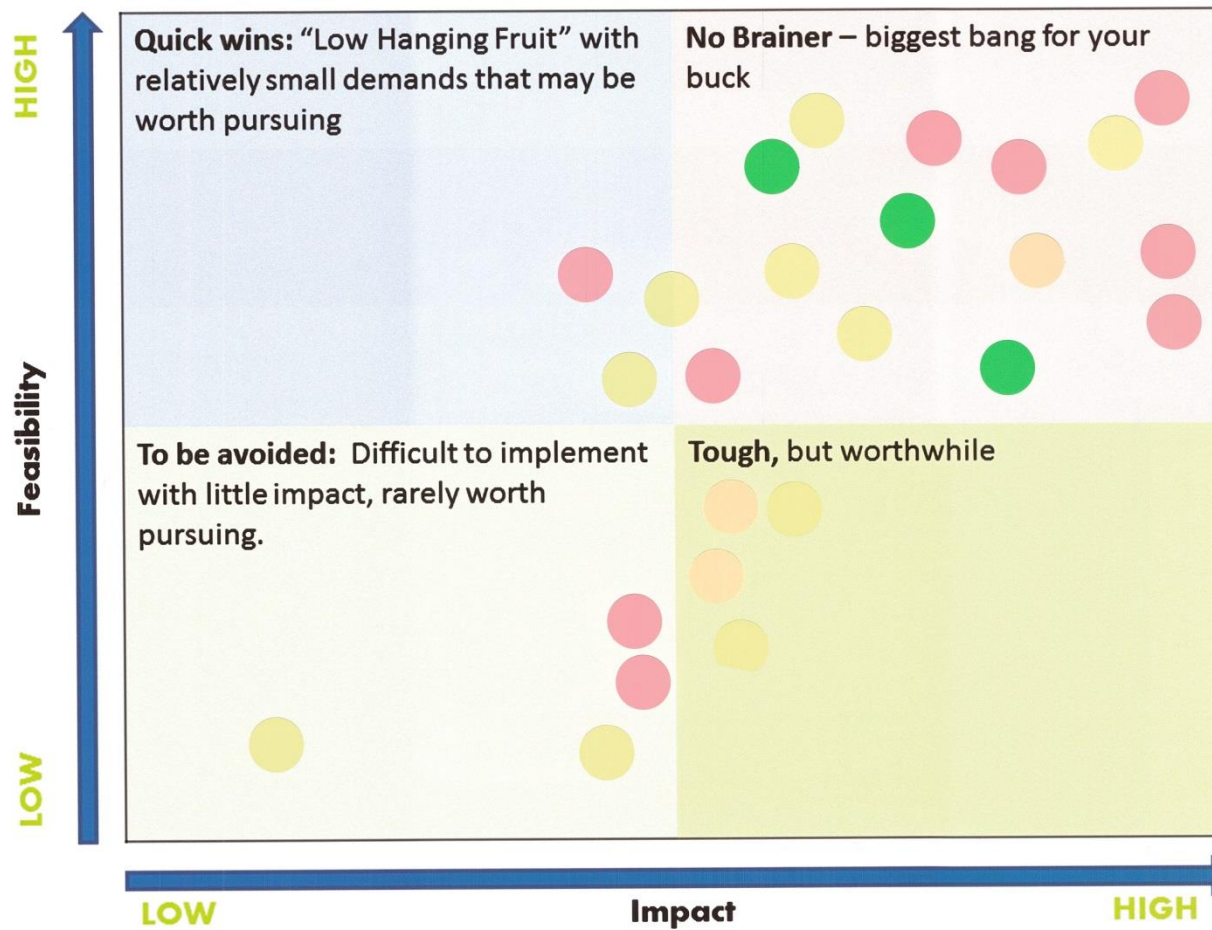
9. Create a plan that provides relocation assistance for very low income residents.



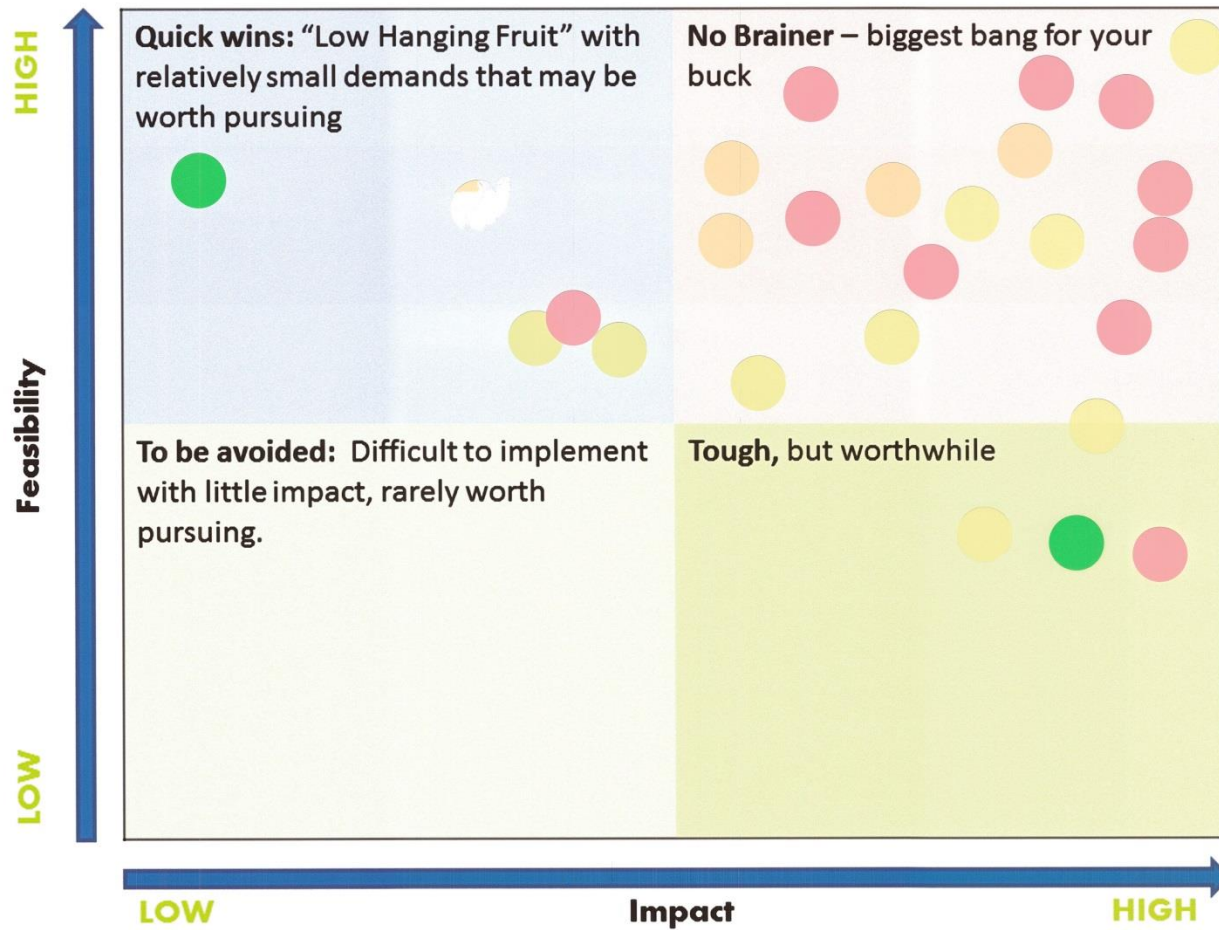
10. Establish and enact a Just Cause Eviction Ordinance.



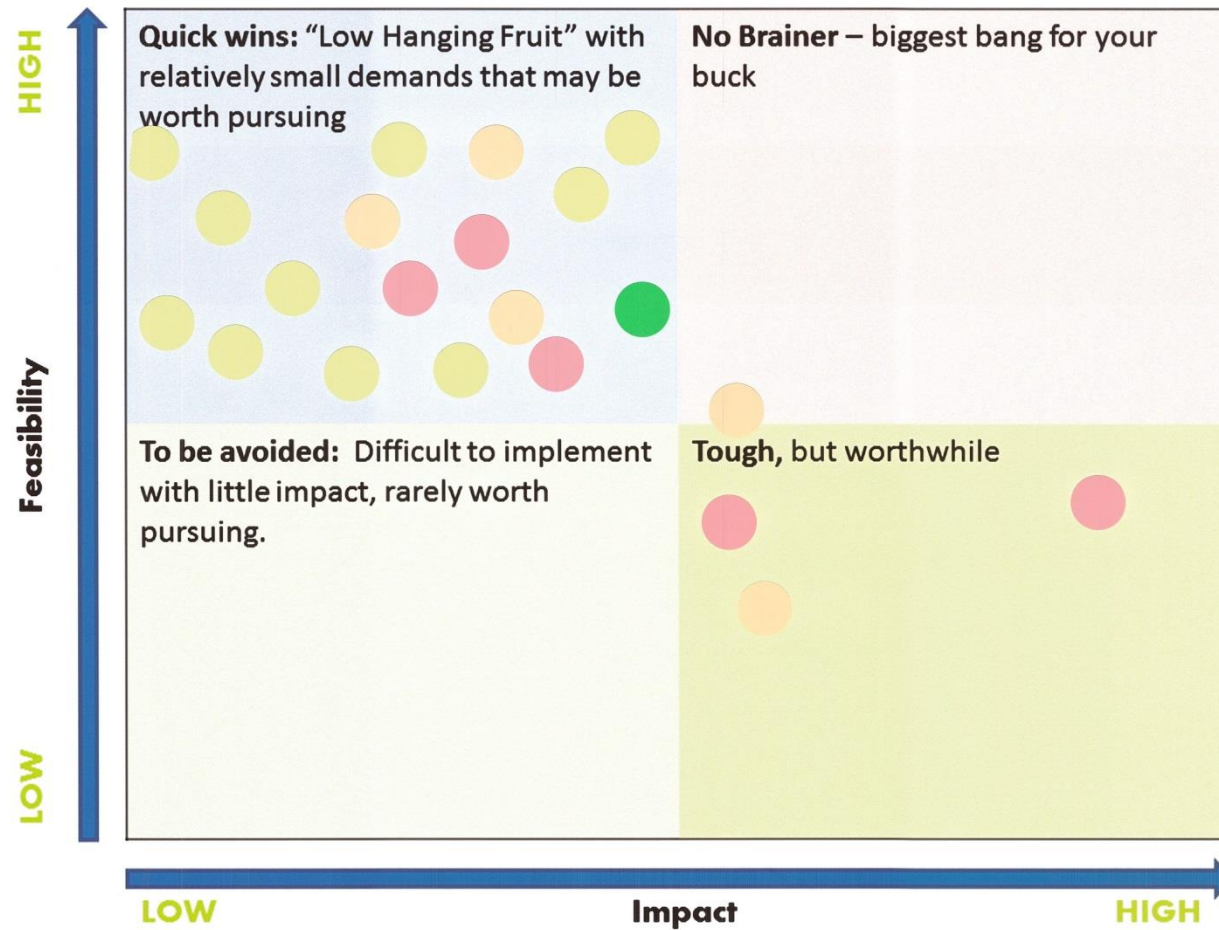
11. Re-evaluating/amending the existing Discrimination Ordinance.



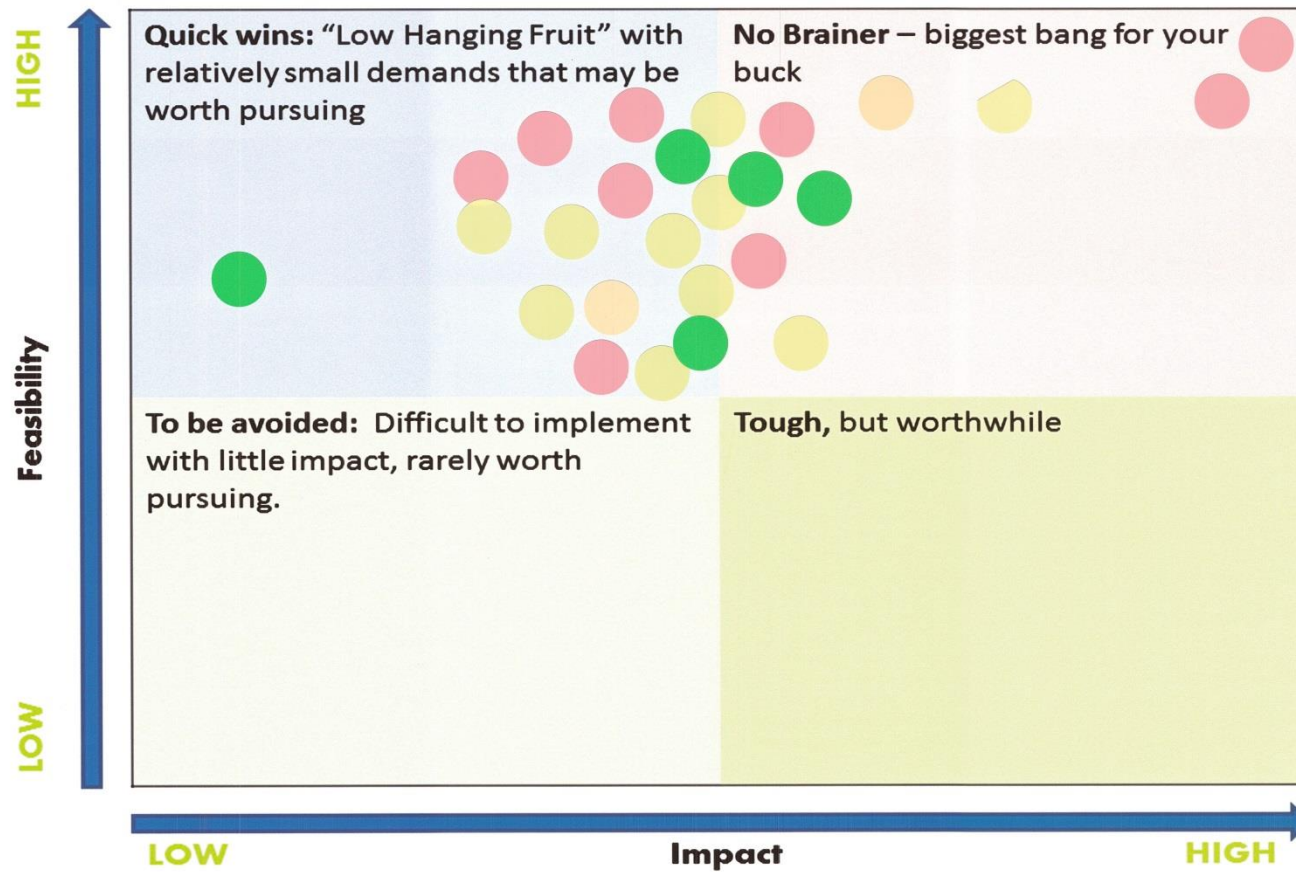
12. City to create an inventory or registry of available lands for infill with incentives in place for development.



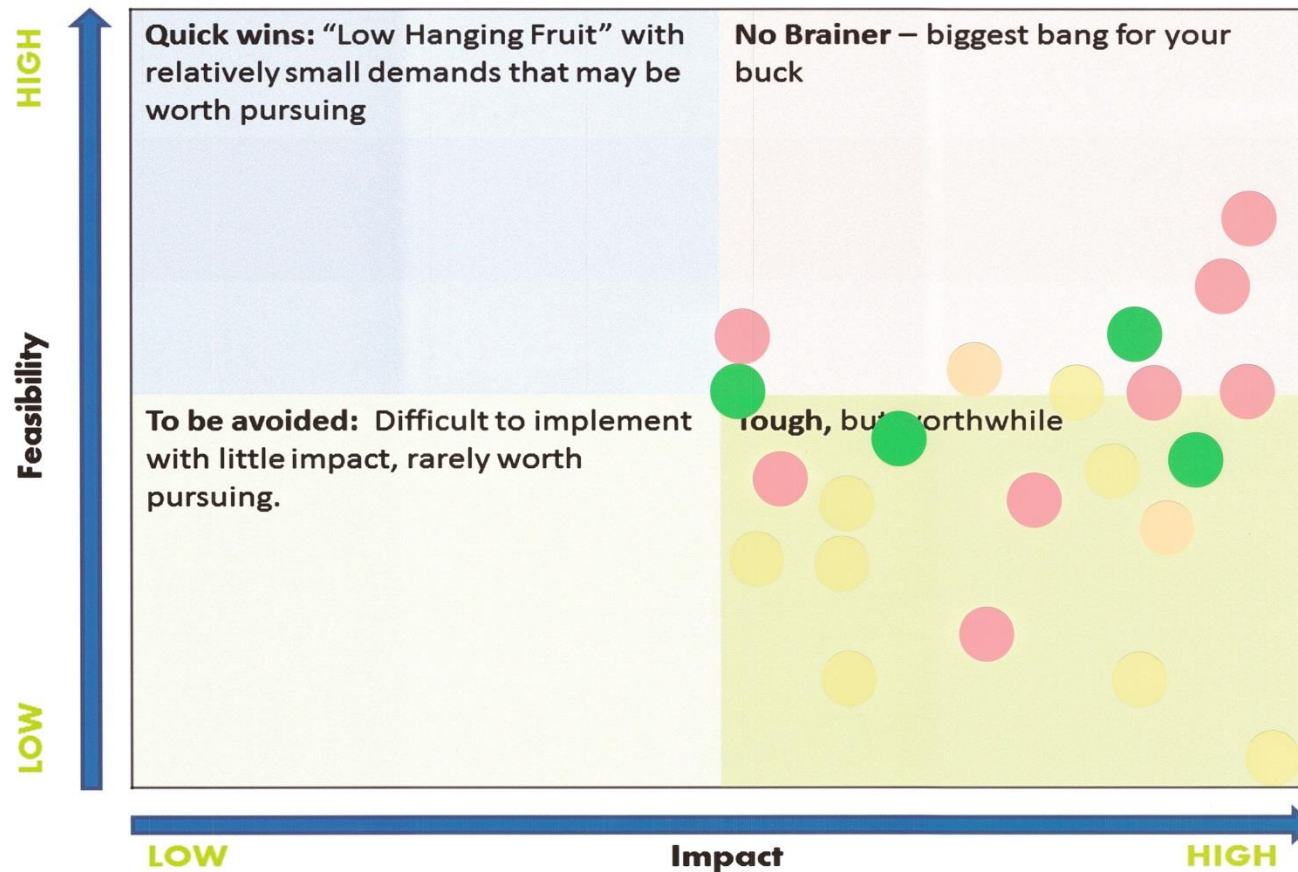
13. Acquisition rehab program for bank-owned REO properties with the city as a facilitator and to include an educational program.



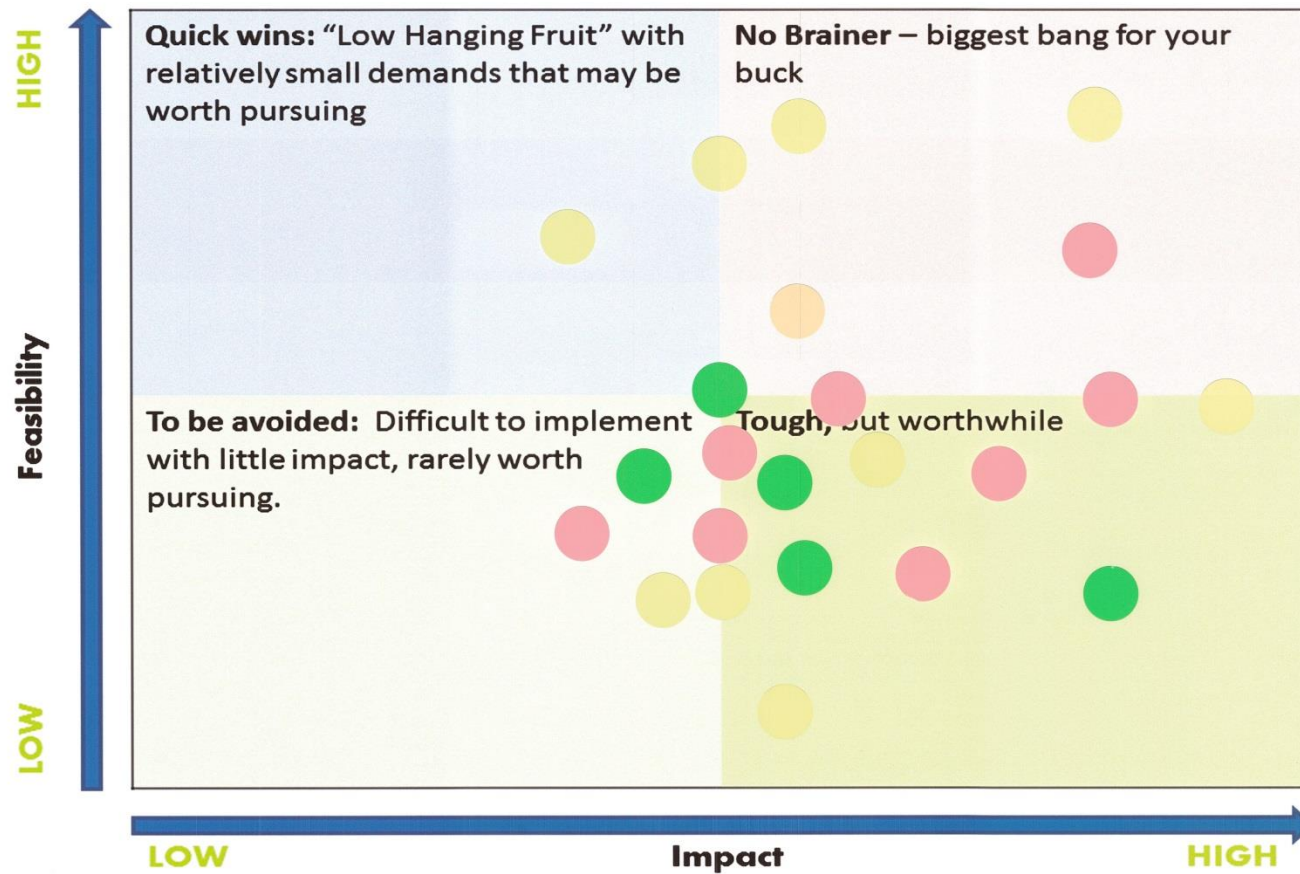
14. City to work with non-profits to apply for appropriate programs/grants that would apply to neighborhood revitalization to assist with home ownership or rentals. Funding would include revitalization/rehabilitation of foreclosed and substandard properties (ie. NeighborWorks or NeighborhoodLift).



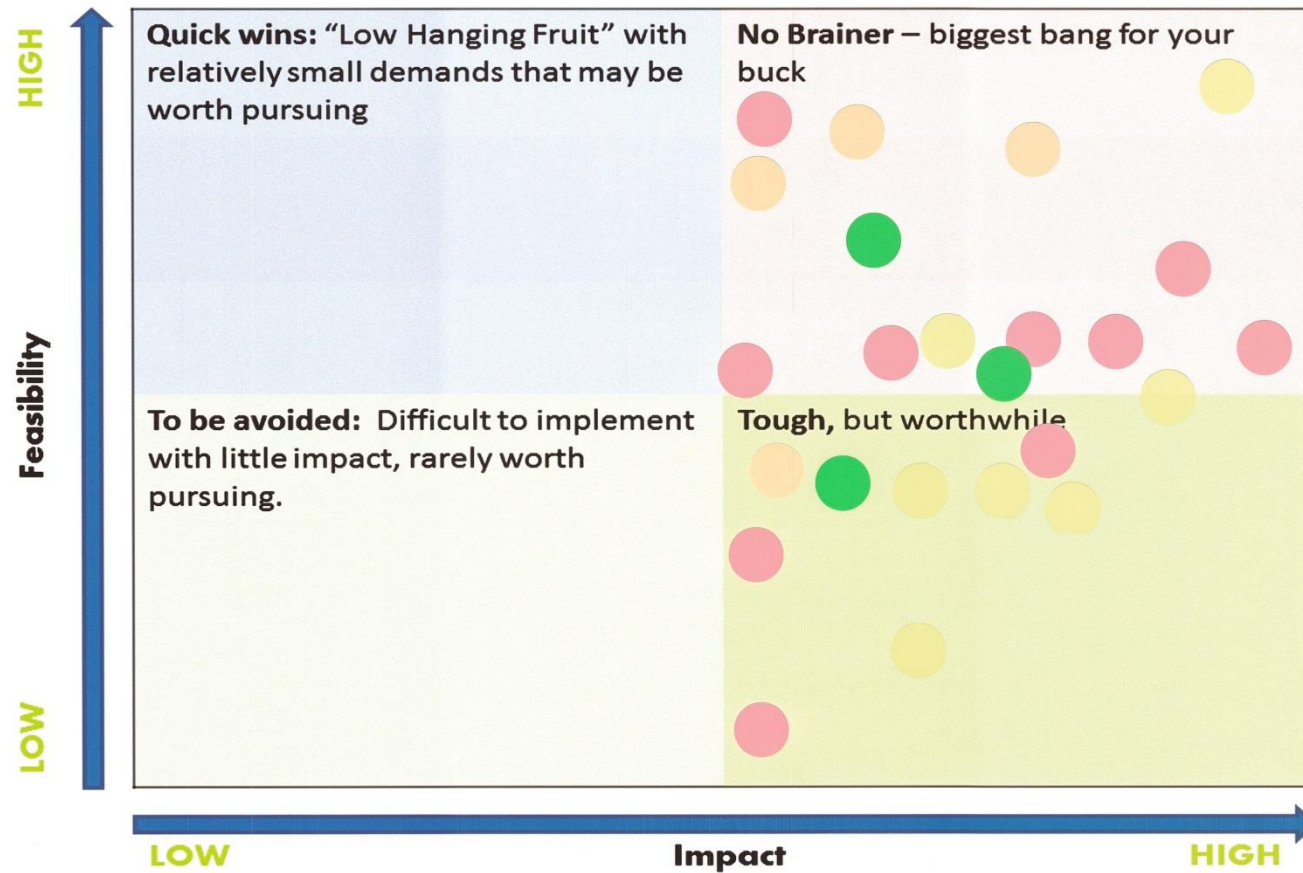
15. Create a community land bank with the power to acquire, hold, and dispose of property including vacant and distressed properties, and dispose of the property for community benefit. (Power to acquire foreclosures, chronic nuisance properties, substandard properties, demolish properties, accumulate properties to create bigger lots..etc)



16. 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.

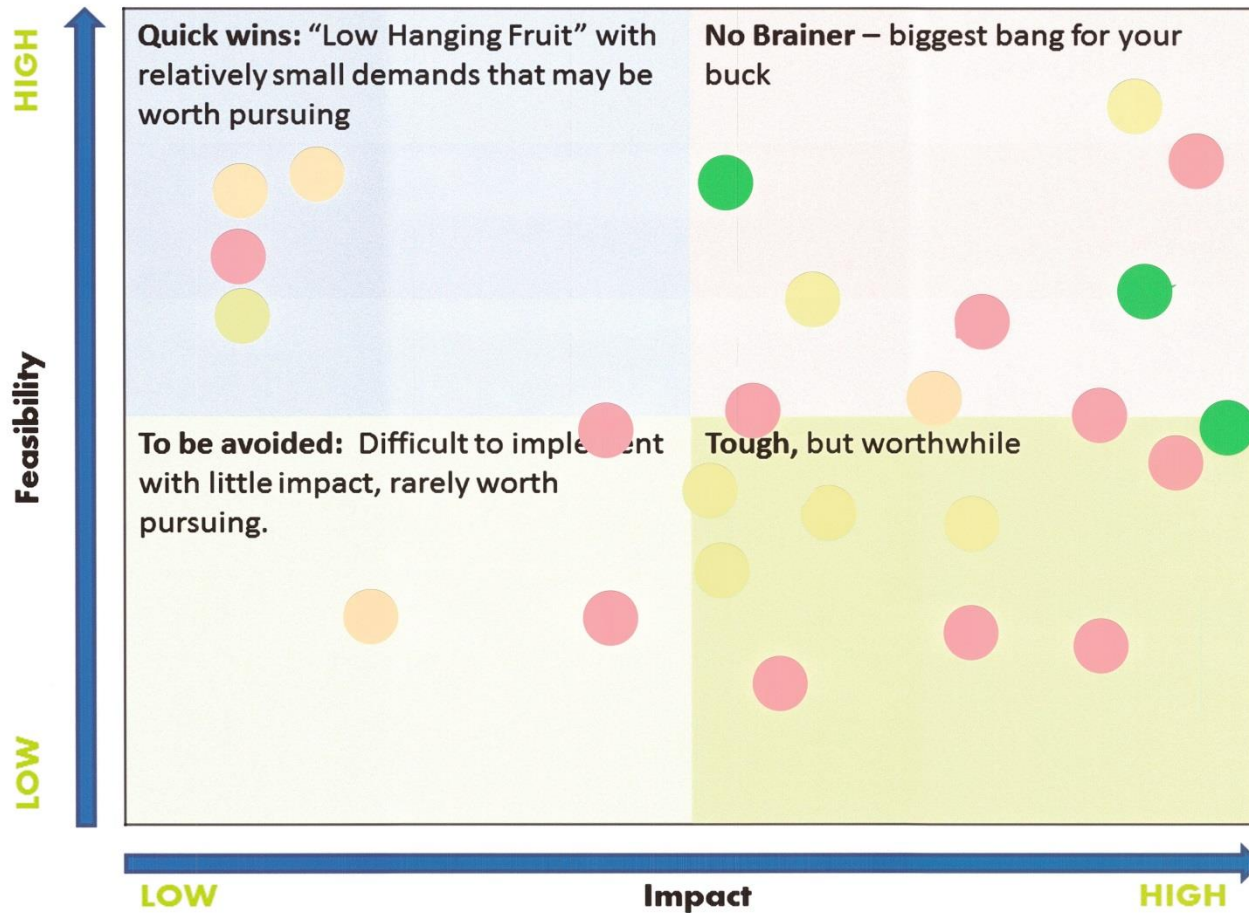


17. Public/private partnerships to target areas for home rehab, infill, etc. Address neighborhoods in distress by providing incentives for focused private investment. Incentivize private companies, agencies, and nonprofits to invest in the targeted areas.

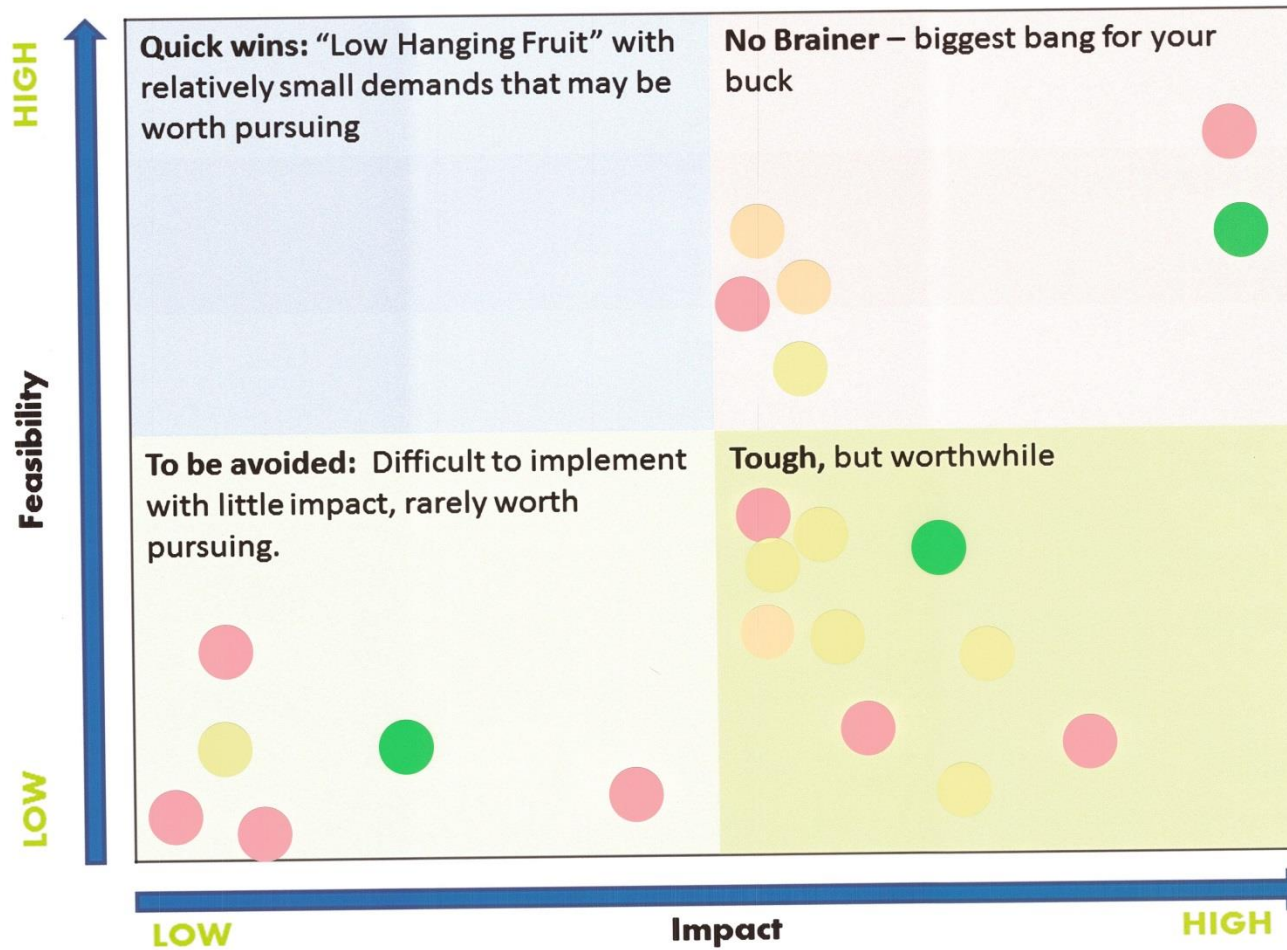


18. City should establish and define a minimum housing quality standard

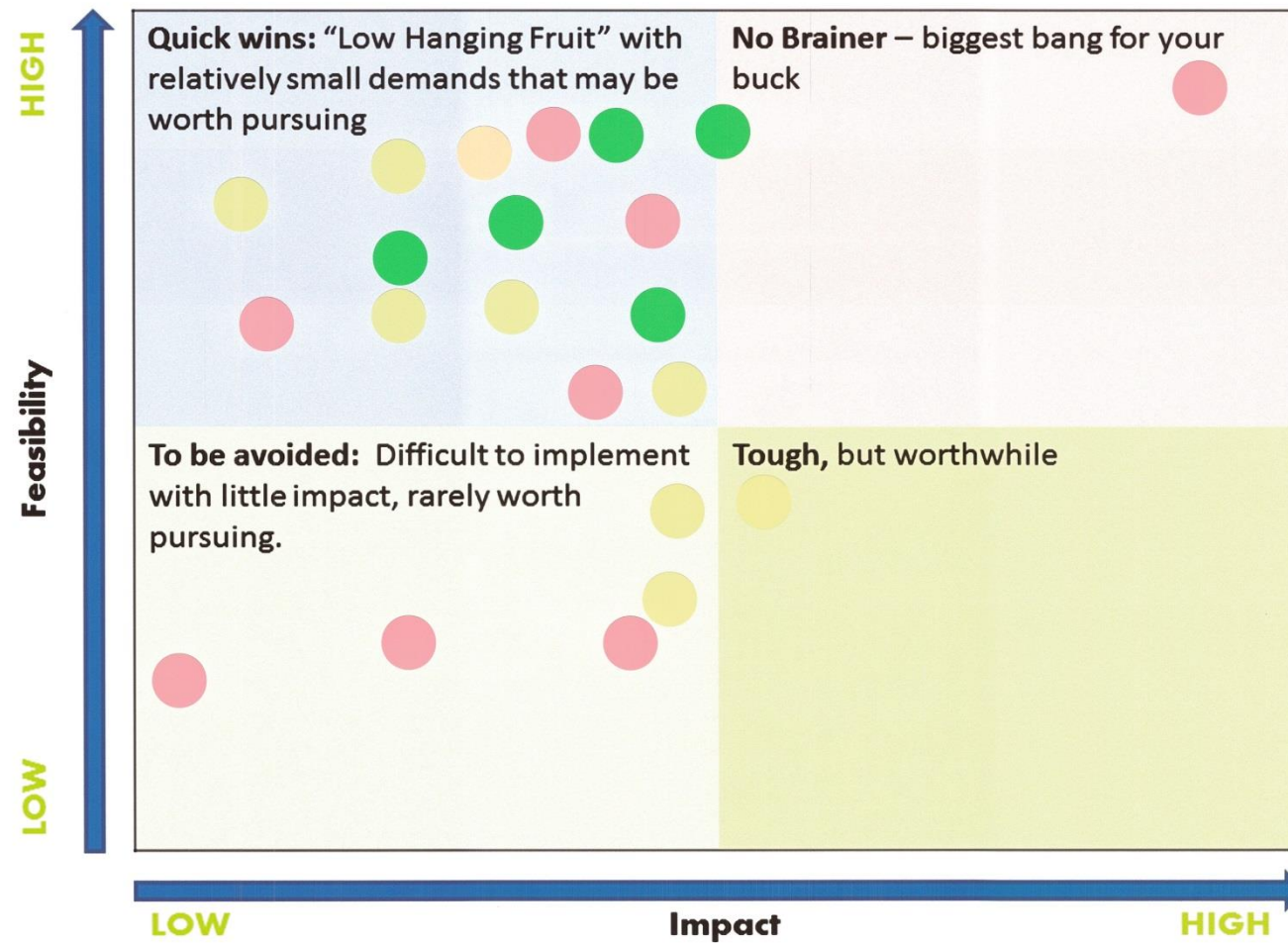
- Standard should apply to owner and rental occupied housing
- Use FHA standard as a baseline benchmark



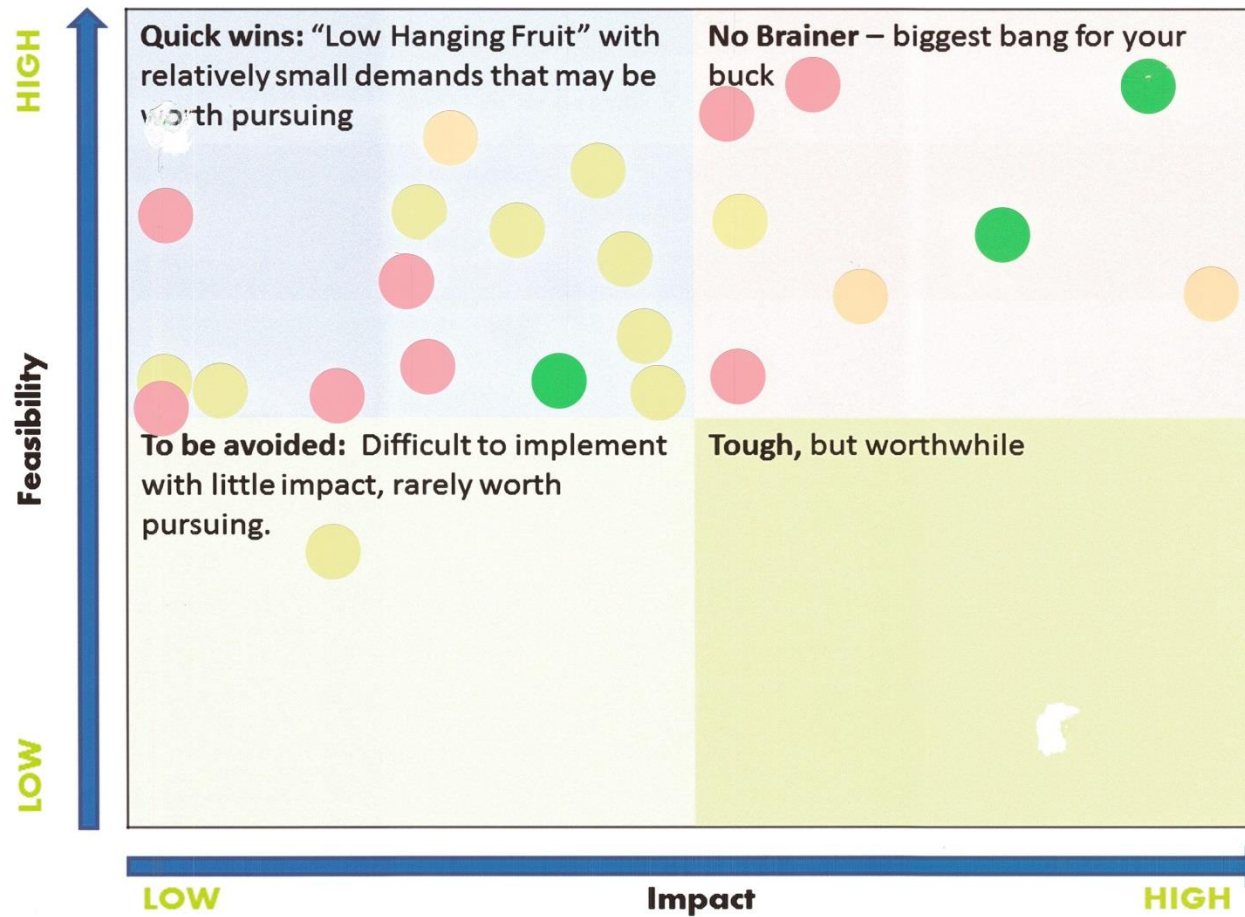
19. Establish a city-wide rental registry and inspection program that would enforce and incentivize the minimum housing quality standard to promote health and safety.



20. Partner with local real estate organizations to identify vacant, abandoned, and substandard homes.



21. Partner with organizations to provide an annual program to educate homeowners and potential homebuyers on purchasing, maintenance, rehabilitation programs available.



22. City peruses legislative action at the state to expedite the foreclosure process.

