

Mayor's Housing Quality Task Force Meeting Notes

Date: August 31, 2016

Time: 10AM-12PM

Location: Spokane Public Library

- The following slides provide notes to each of the recommendations that were reviewed at the meeting.
- The final report should include the following:
 - All recommendations should be considered regionally.
 - The City should develop goals/benchmarks for each recommendation.
 - The City should establish goals and benchmarks to measure affordable housing.
 - City needs to determine a baseline for measuring goals and benchmarks.
- Eliminated Recommendations: 4, 8, 19

Recommendation identified to be completed during a specified timeframe

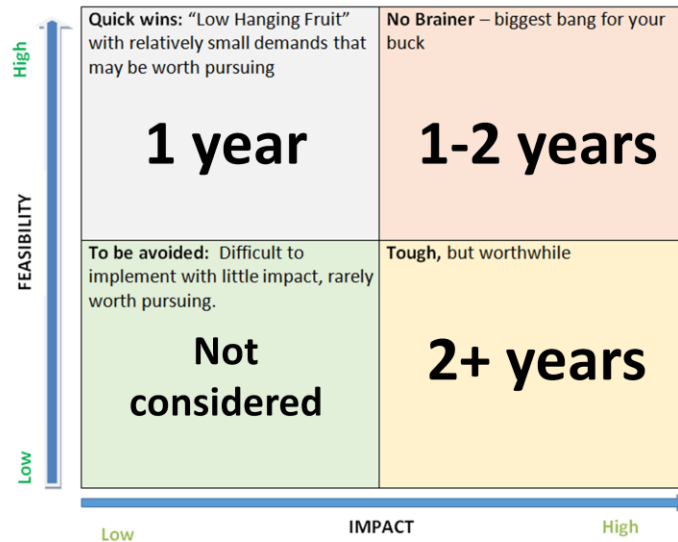
Years to Implement	Recommendations
0-1	2, 3, 7, 11, 18, 20, 21
1-2	1, 5, 8, 9, 22
2+	6, 14

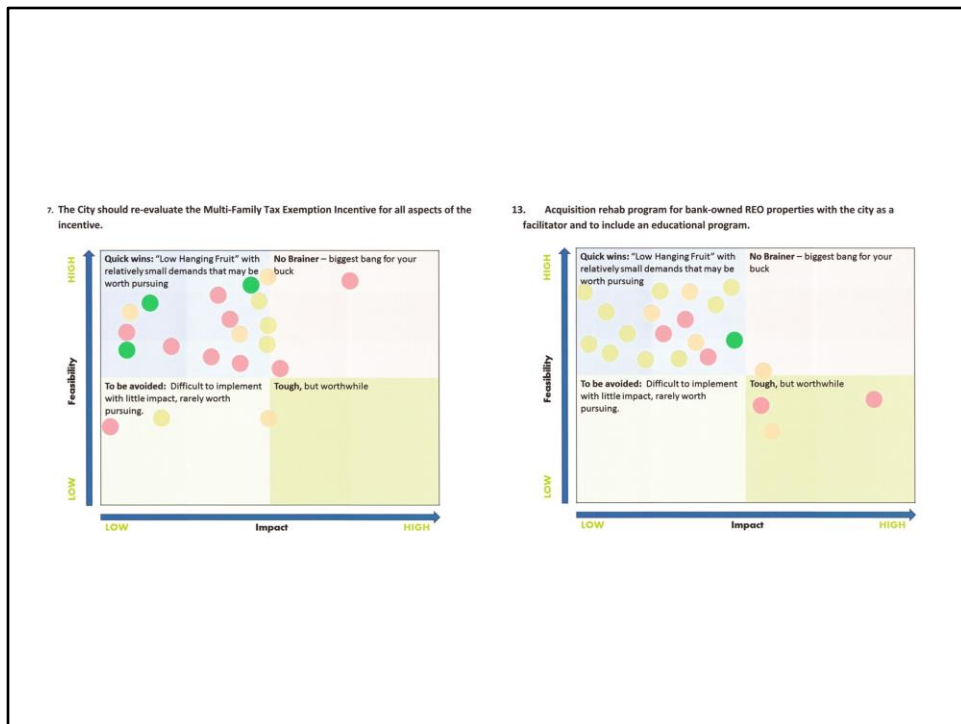
Recommendations with two parts:

1. Discovery/development phase
2. Implementation includes refinement of program

Years	Recommendations					
	10	12	13	15	16	17
0-1 <i>Discovery/development</i>	X	X	X	X	X	
1-2 <i>Implementation</i>	X	X	X	X	X	X
2+						X

Implementation Timeframe





Recommendation 7: no change to the wording **Timeframe:** 0-1 yr.

Notes:

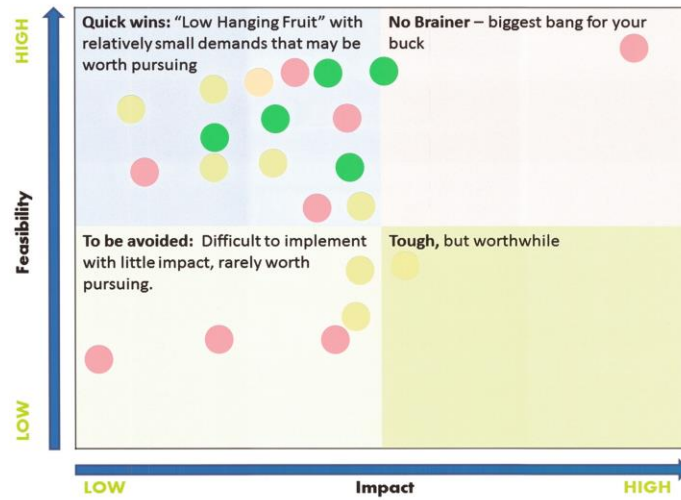
- MFTE will be reviewed by council by the end of 2017

Recommendation 13: no change to the wording. **Timeframe:** 2 years total (1st year to develop; 2nd year to implement.)

Notes:

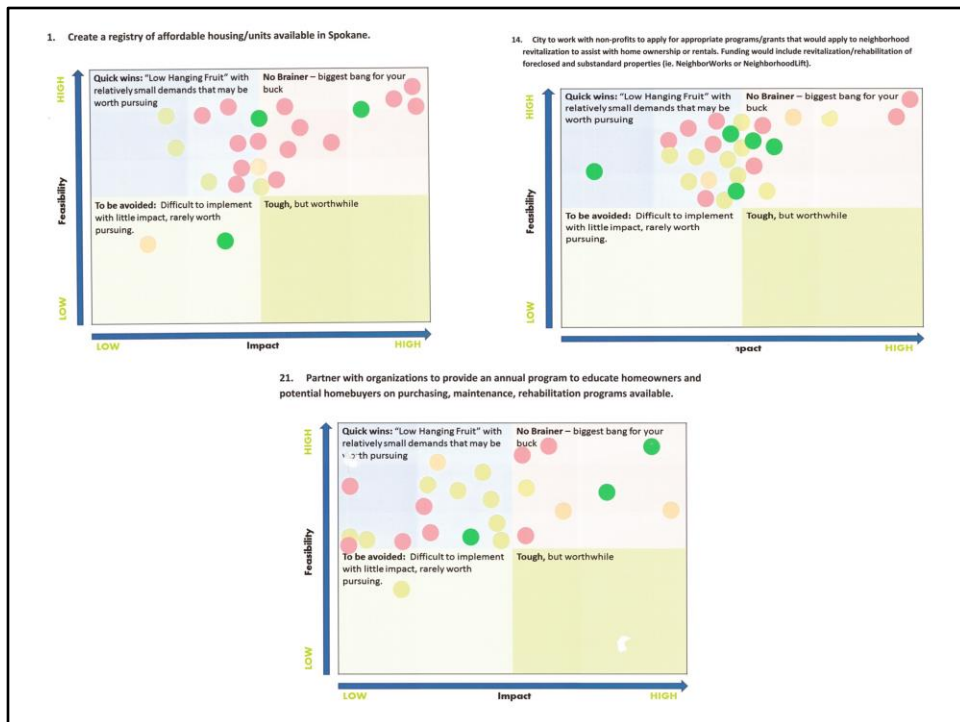
- This recommendation will take a significant budget allocation. Some aspects of the recommendation may be implemented within 1 year

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



Recommendation 20: no change to the wording

Timeframe: 0-1 yr.



Recommendation 1: no change to the wording

Timeframe: 1-2 years

Add to sub-bullet(s) for the recommendation:

- Add an expiration date to when the home is listed for affordable homes
- City establishes a city wide rental registry program/rental inspection program.

Recommendation 14: no change to the wording
implement

Timeframe: 2-3 years to

Recommendation 21: no change to the wording

Timeframe: 0-1 yr.

Add to sub-bullet(s) for the recommendation:

- Better coordination between agencies is needed for implementation.



Recommendation 12: no change to the wording **Timeframe:** 0-1 yr. – create inventory or registry of available lands; 1-2 years to refine the incentives
Notes:

- This recommendation is similar to one from the Infill Development Group.

Recommendation 5: no change to the wording **Timeframe:** 1-2 years to implement

Add to sub-bullets for the recommendation:

- Create a category that supports and has a focus on Affordable Housing development.

Notes:

- Need to identify a funding source

Recommendation 11: no change to the wording **Timeframe:** 0-1 yr.

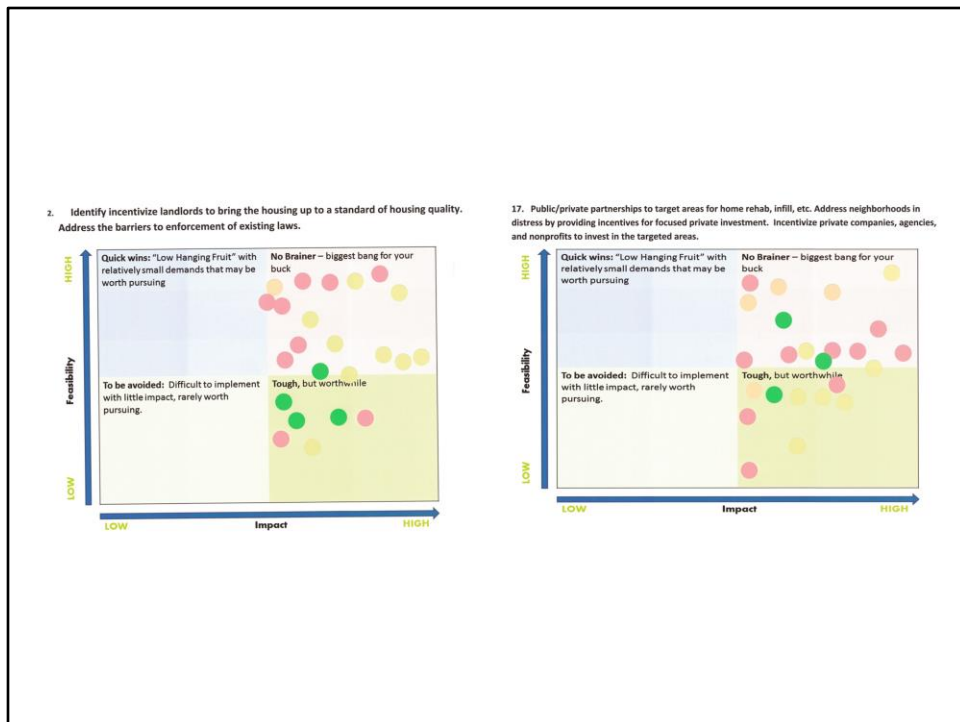
Add to sub-bullets for the recommendation:

- Re-evaluate what exists
- Re-evaluate how to enforce
 1. Rental Assistance
 2. Nondiscrimination against tenants with criminal history (timeframe 1-2 years)
 3. Identify funding to have a proactive enforcement program
 4. Review/audit group homes ordinance in the city. How does the City deal

with this?

Notes

- Difficult to enforce/no capacity to implement. WA stat is working on this and/or has worked on this but it has not passed. HUD has funding for enforcement of this program and it should be investigated. Need to identify a way to allow private attorney's to help with enforcement.

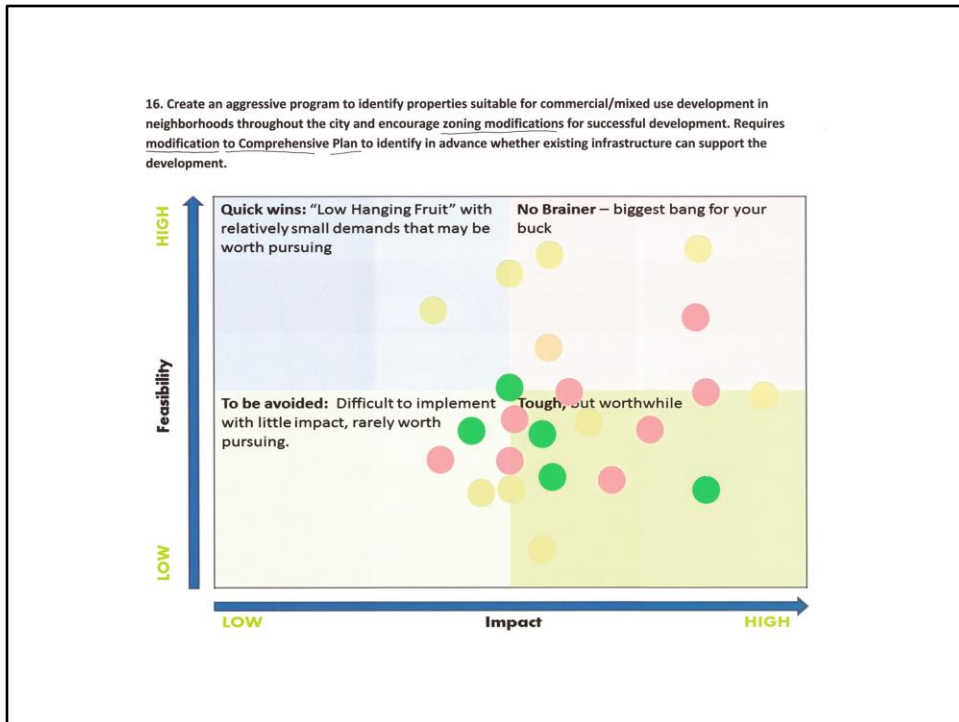


Recommendation 2: Wording has changed, see below **Timeframe:** 0-1 yr.
 Identify incentives for landlords to bring housing up to a standard of housing quality.
 Address the barriers to enforcement of existing laws.

- Need a housing quality definition to base this upon.
- City would need to dedicate funding to fund attorney fees/relocation fees.

Recommendation 17: Wording has changed, see below
 Develop and define public/private partnerships to target areas for home rehab, infill, etc. Address neighborhoods in distress by providing incentive for focused private investment. Incentivize private companies, agencies, and nonprofits to invest in the targeted areas.

Timeframe: 1-2 years to begin process; 2+ years the program will continue to be implemented and redefined.



Recommendation 16: Wording has changed, see below. **Timeframe:** 16A could be accomplished in 1-2 years, 16B could be accomplished in 3-5 years

16A. Create an aggressive program for subarea planning in and around centers and corridors to identify properties suitable for commercial/mixed use development that include mixed income and family housing, and identify transition zoning needs to ensure neighborhood compatibility in neighborhoods throughout the City.

16B. Implement zoning modifications and incentives as appropriate for successful development.

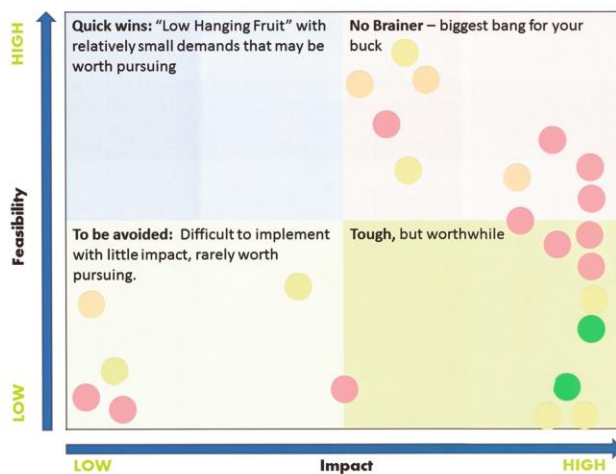
Add to sub-bullets for the recommendation:

- Mixed use includes family housing.

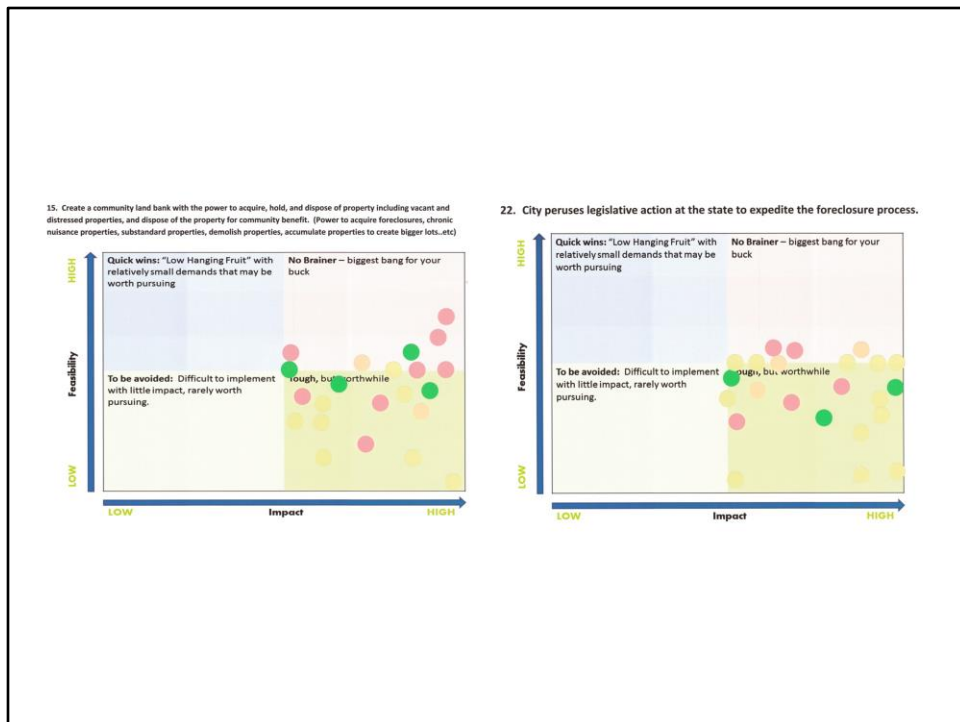
Notes:

- Recommendation not specific enough.
- Need to review the Comprehensive Plan to see how this recommendation aligns or does not align with the goals and objectives.
- Comprehensive plan help in creating an aggressive program that would start the process.

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.



Recommendation 4: Eliminate this recommendation but fold the language into recommendations 5 & 17 and include language around incentives.



Recommendation 15: no change to the wording
set up structure; 1-2 years to get funding.

Timeframe: 0-1 year to

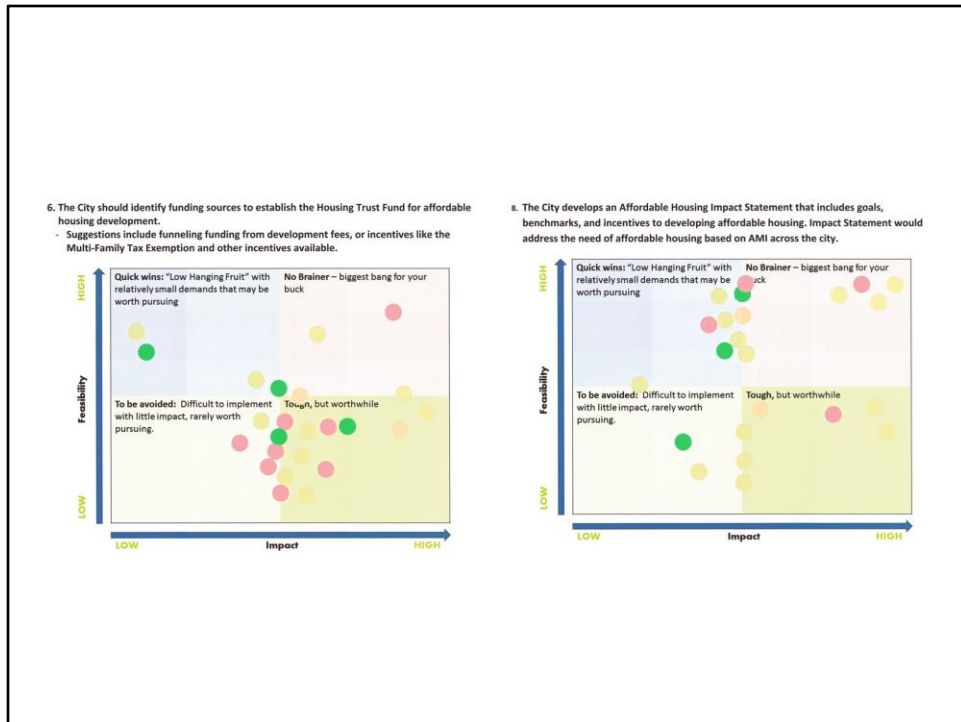
Notes:

- Needs initial funding to get off the ground. Funding is the biggest issue.

Recommendation 22: Wording has changed, see below. **Timeframe:** 1-2 years
City pursues legislative action to identify and develop tools to expedite and complete the foreclosure process.

Add to sub-bullets for the recommendation:

- Tools should be expanded



Recommendation 6: Wording has been changed, see below

Timeframe:

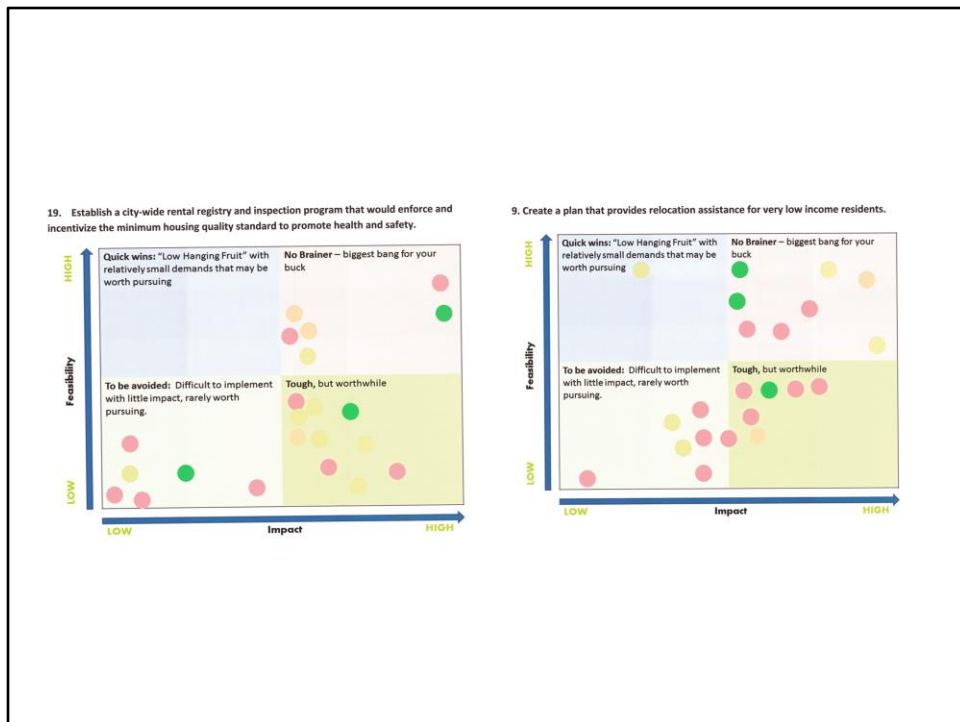
2+ years

The City should establish a Housing Trust Fund and identify regional partners and funding source

Notes:

- Partner with the County and other for funding.
- Collaborate with regional partners to establish a housing trust fund for affordable housing development.

Recommendation 8: Eliminate this recommendation but goals and performance measures should be kept for all other recommendations.



Recommendation 19: Recommendation has been eliminated by breaking the wording into two subcategories and moved to recommendations number 1 & 19

Two parts:

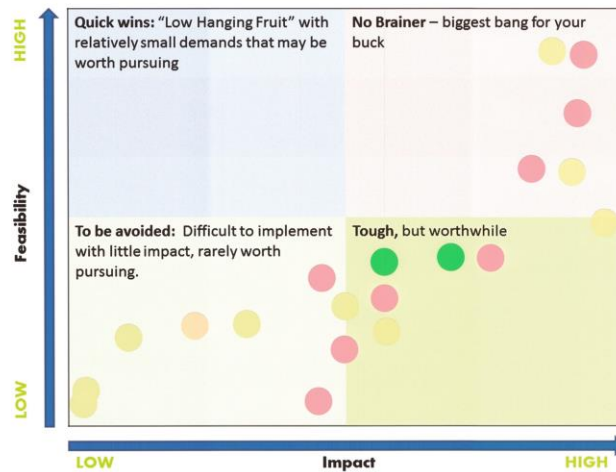
1. City investigates a program to incentivize improvements to housing quality.
2. Rental inspection program that would enforce and incentivize minimum housing quality standard.

Notes:

- Barriers: High cost, is this recommendation constitutional, Invasion of privacy of renters.

Recommendation 9: Wording has changed, see below **Timeframe:** 1-2 years
Create a plan that provides relocation assistance for displaced or involuntary termination of resident(s).

10. Establish and enact a Just Cause Eviction Ordinance.



Recommendation 10: Wording has been changed, see below.

Timeframe:

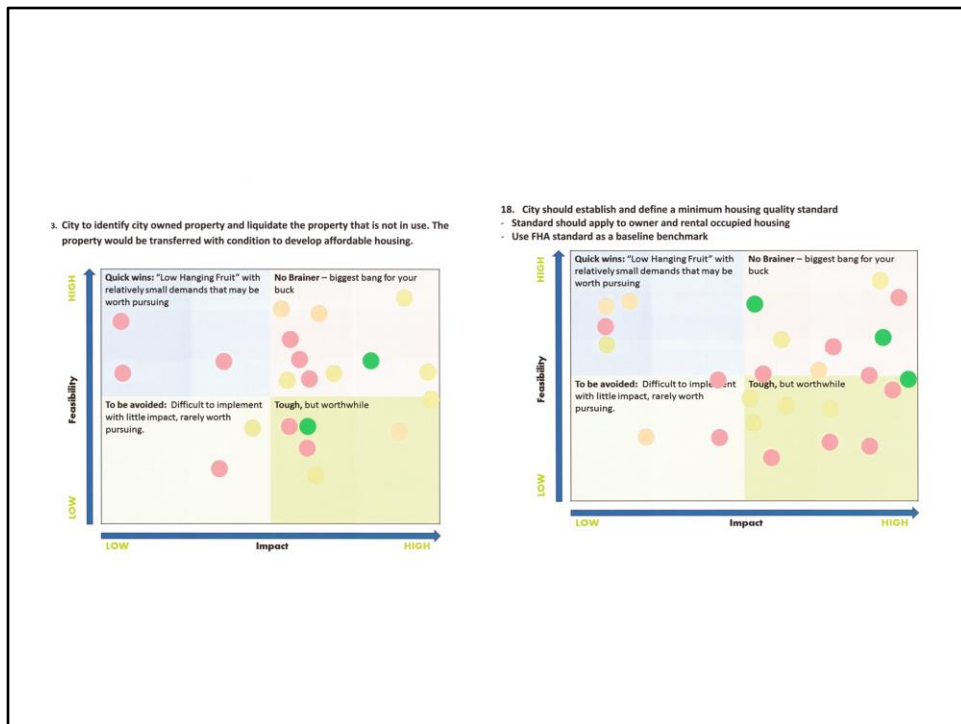
0-1 yr. for exploration and reporting of effectiveness; 1-2 years to implement.

Explore and report the effectiveness of establishing a Just Cause Eviction Ordinance in Spokane and in partnership with landlords and tenants.

- Create metrics.

Notes:

- Barrier: difficult to enforce because the duration of time for a rental contract can vary.



Recommendation 3: Wording has changed, see below **Timeframe:** 0-1 yr.

- City to identify city owned property that is not in use or underused to be liquidated. The property could be transferred with condition to develop affordable housing.

Notes:

- City Council and Asset Management are working on this currently.

Recommendation 18: Wording has changed, see below **Timeframe:** 0-1 yr.

City should define and establish a minimum housing quality standard.

- Standard should apply to owner and renter occupied housing.
- Include baseline, goals, and benchmarks.
- Include enforcement and incentives.