

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.
 - 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.
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City to identify city owned property that is not in use or is underused to be liquidated. The property could 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 incentives to the developer for the development of affordable housing.
 - 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.
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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.
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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.

- Better coordination between agencies is needed for implementation.
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The City should re-evaluate the Multi-Family Tax Exemption (MFTE) 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 identify challenges to achieving the incentive.
 - Make the MFTE less restrictive.
 - Reevaluate the renewal process.
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Re-evaluate/amend the existing Discrimination Ordinance

- Re-evaluate what exists currently.
- Re-evaluate how to enforce rental assistance and nondiscrimination against tenants with criminal history.
- Identify funding to have a proactive enforcement program.
- Add nondiscrimination against Section 8 Voucher holders and/or other subsidized ways to pay for relocation and nondiscrimination against tenants with a criminal history.

1-2 yrs.

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

- Add an expiration date to when the home is listed for affordable home listings.
 - City establishes a city wide rental registry program/rental inspection program.
 - 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.
 - City investigates a program to incentivize improvements to housing quality.
 - Rental inspection program that would enforce and incentivize minimum housing quality standard.
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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.
 - Create a category that supports and has a focus on affordable housing development.
 - Provide incentives to the developer for the development of affordable housing.
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City pursues legislative action to identify and develop tools to expedite and complete the foreclosure process.

- Tools should be expanded.
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2+ yrs.

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

- Collaborate with regional partners to establish a Housing Trust Fund for affordable housing development.

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 (i.e. NeighborWorks or NeighborhoodLift)

Phased recommendations: Development & Implementation

1-2 yr. Development

2+ yrs. Implementation

A. Create an aggressive program from 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 of Spokane.

B. Implement zoning modification and incentives as appropriate for successful development. Mixed use includes family housing.

- 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.
- Mixed use includes family housing.

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.

- 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
- Provide incentives to the developer for the development of affordable housing.

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

- Create metrics.

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.

Acquisition rehab program for bank-owned REO properties with the city as the 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
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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)